



# CHOICE PROPERTIES

*Estate Agents*

32 Hoylake Drive,  
Skegness, PE25 1AB

Reduced To £244,950



Choice Properties are delighted to bring to the market this most spacious four bedroom detached house situated in the popular seaside town of Skegness, only moments from the beach and close to the local amenities. Boasting four double bedrooms, sizeable gardens and generously proportioned room sizes throughout, this fantastic accommodation is offered with no onward chain, so early viewing is advised.

## The sizeable layout comprises:

### **Entrance Hall**

11'01" extending to 18'02" x 8'01"

uPVC front door leading into the entrance hall, which is fitted with engineered oak flooring, a cupboard housing the consumer unit, stairs to the first floor and doors to:

### **Reception Room**

14'9" x 12'4"

Light and airy reception room benefiting from a large bay window to front aspect and additionally featuring a wall mounted electric feature fireplace and a TV aerial.

### **Kitchen**

8'10" x 12'4"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, five ring gas hob with stainless steel extractor hood over, double integral fan oven, integrated 'Sharp' dishwasher, tiled flooring and part tiling to the walls, pull out pantry cupboard and open plan with:

### **Dining Room**

9'11" x 11'1"

Fitted with double opening 'French' doors into the rear garden, tiled flooring, a breakfast bar area and TV aerial.

### **Utility Room**

5'05" extending to 8'10" x 4'08" extending to 8'01"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a tumble dryer and plumbing for a washing machine, tiled flooring and part tiling to the walls, extractor fan, side uPVC door onto the extended paved driveway and the utility room also houses the wall mounted 'Semia Condens' combination boiler; supplying both the central heating and the hot water systems. Door to:

### **WC**

3'4" x 4'5"

Fitted with a WC with dual flush button, wall mounted hand wash basin with single hot and cold taps and tiled splashback and tiled flooring.

### **Landing**

With a storage cupboard (measuring 4'09" x 2'09") with lighting and shelving, stairs to the second floor and doors to:

### **Bedroom 1**

13'4" x 12'4"

Spacious double bedroom with a TV aerial and door to:

### **En-suite Shower Room**

5'0" x 8'1"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls, inset spot lighting and 'Xpeliar' extractor fan.

### **Bedroom 2**

10'6" x 12'4"

Double bedroom with two built in wardrobes both with sliding mirrored doors (together measuring 2'04" x 10'06").

### **Bathroom**

9'4" x 8'0"

Fitted with a three piece suite comprising a panelled 'P-Shaped' bath tub with mixer tap and mains fed shower over, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled flooring and tiling to the walls, inset spot lighting and 'Xpeliar' extractor fan.

### **Upper Landing**

Doors to:

### **Bedroom 3**

12'08" extending to 14'03" x 6'01" extending to 10

Double bedroom with a TV aerial and access to the eaves.

### **Bedroom 4**

8'02" extending to 9'08" x 6'04" extending to 10'0

Double bedroom with access to the eaves.

### **Garage**

20'01" x 8'00"

With an up and over door, side uPVC door and window.

### **Workshop**

31'06" x 8'08"

With sliding patio doors, shelving and a side door.

### **Outside Store**

6'2" x 2'7"

Fitted with shelving and housing the gas meter.

### **Driveway**

Paved driveway providing off road parking for several vehicles.

### **Garden**

The property is fronted by a low level bricked wall enclosing a paved driveway and a raised bed with an array of plants and shrubs. To the rear of the property you will find a privately enclosed and sizeable garden which is mainly laid to lawn with timber fencing and bricked walls to the boundaries. The rear garden further features a decked seating area, a range of conifers, hedging and trees and doors to the garage and workshop.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

### **Opening hours**

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

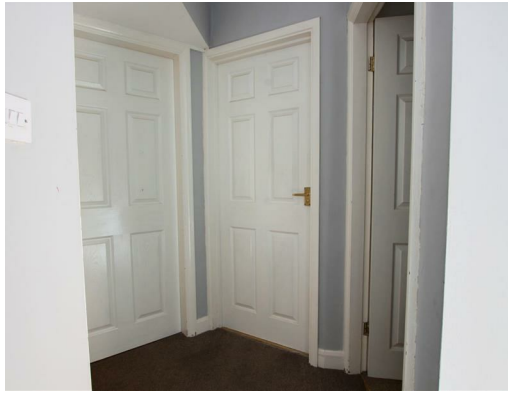
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

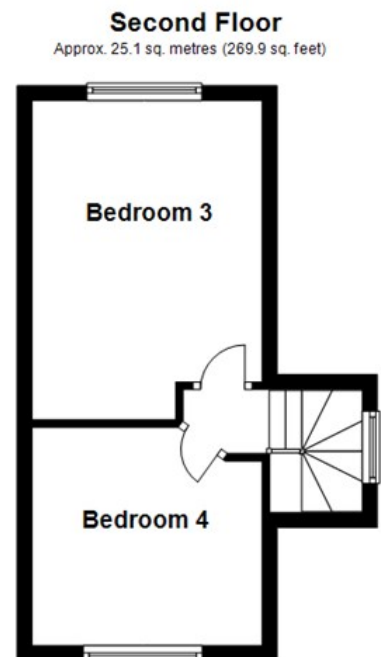
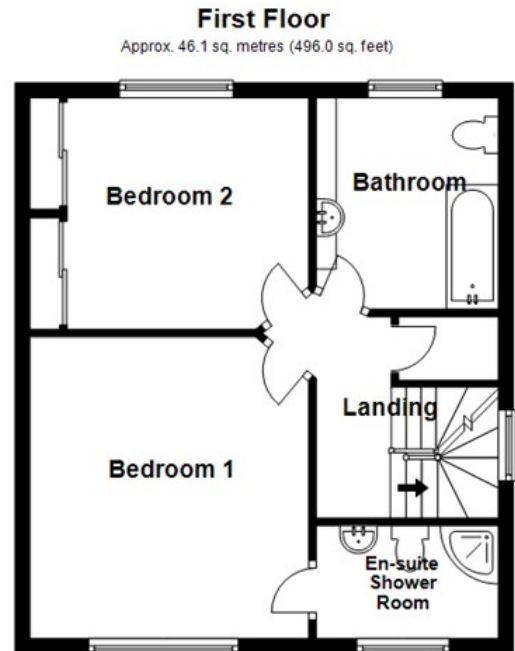
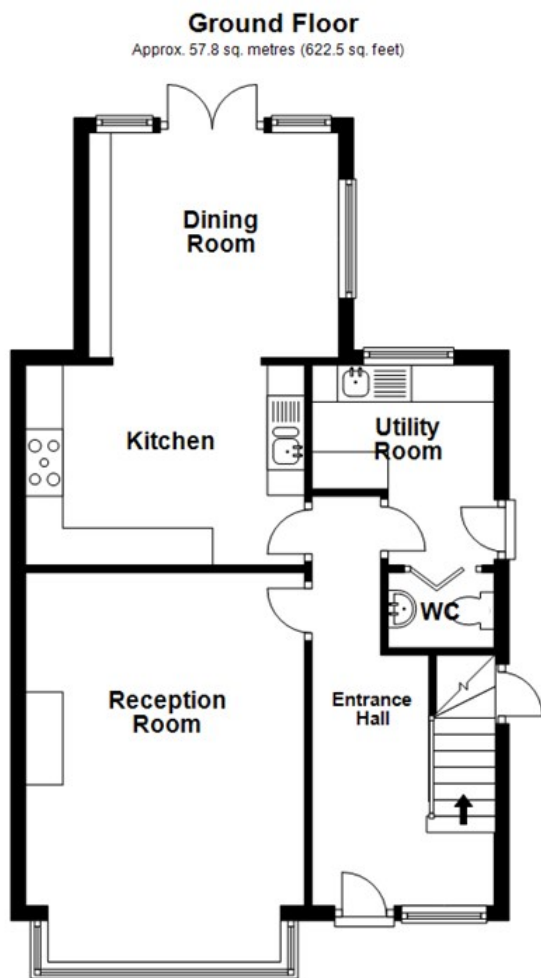
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Total area: approx. 129.0 sq. metres (1388.4 sq. feet)

# Directions

Use the postcode PE25 1AB to navigate to the property. When you arrive on Hoylake Drive, the property will be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

