



# CHOICE PROPERTIES

*Estate Agents*

100 Hoylake Drive,  
Skegness, PE25 1AL

Price £325,000



Located in a good position in the popular seaside resort of Skegness, Choice Properties are pleased to present to you this attractive, large detached 3 bedroom bungalow, ideally located for the beach and only a short distance from all local shops, schools and amenities. Viewing is Highly Recommended.

With the advantage of Gas Central Heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

### **Hall**

24'8" x 4'2"

Storage cupboard.

### **Reception Room**

11'11" x 27'0"

With large bay window incorporating window seat. Coal effect gas fire set in marble fireplace. Radiator. T.V. aerial point. Power points.

### **Kitchen/Diner**

8'10" x 17'7"

A new stylish fitted kitchen wall and base units with work surfaces over. Oven unit housing electric oven. Separate Gas Hob with extractor hood over. Stainless steel sink unit and drainer. Part tiled. Radiator.

### **Sun Room**

7'6" x 11'0"

Rear door to the outside.

### **Bedroom 1**

13'11" x 13'2"

Spacious double bedroom. Radiator.

### **Bedroom 2**

10'5" x 13'2"

Spacious double bedroom. Radiator.

### **Bedroom 3**

13'9" x 9'1"

Spacious double bedroom. Radiator. Built in wardrobes.

### **Shower Room**

9'1" x 9'1"

With large walk in shower cubicle with mains shower. Wash hand basin with mixer tap set in a range of vanity units. Back to wall push button flush w.c. Tiled walls. Tiled floor.

### **Car Port**

17'1" x 11'5"

### **Driveway**

Ample parking for multiple vehicles.

### **Garage**

18'0" x 9'8"

Window to rear, Up and over door.

### **Utility**

4'0" x 9'1"

With wash hand basin and w.c. Plumbing for washing machine.

### **Garden**

Fronted by an attractive feature brick wall, the front garden is laid to gravel with ornamental shrub borders, to the right hand side a long rubber crumb driveway gives access through wrought iron gates to the Car Port and driveway. The rear garden is most private and is gravelled for ease of maintenance.

## **Tenure**

Freehold.

## **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 D.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

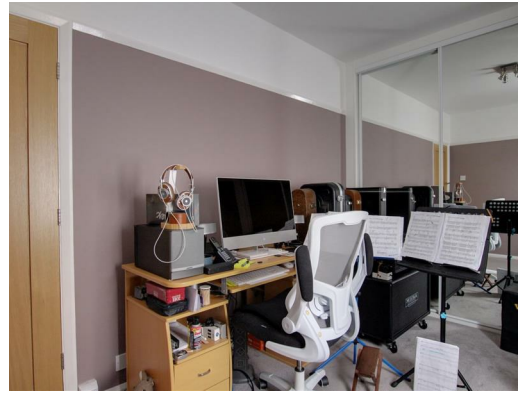
## **Making an Offer**

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 regulation 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.

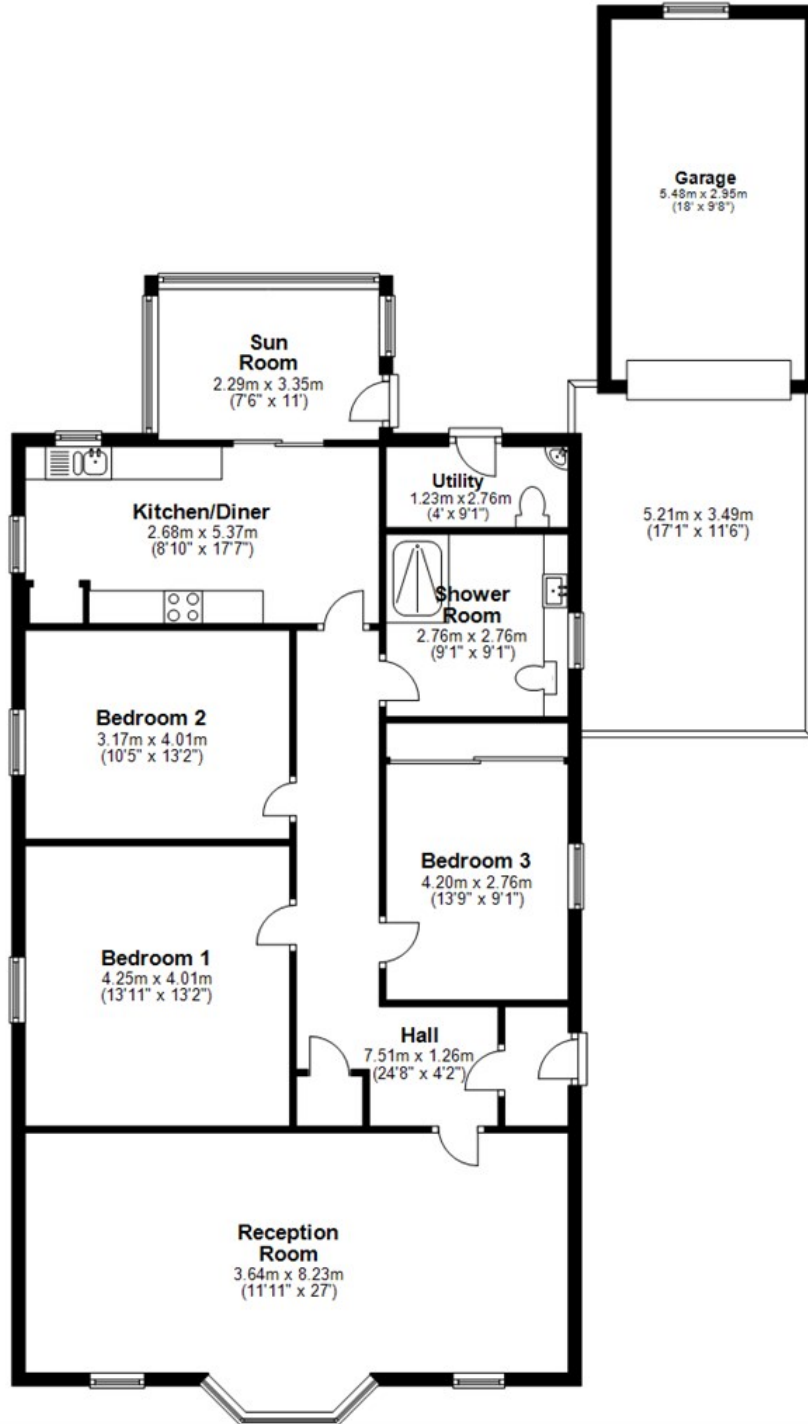
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







### Ground Floor



# Directions

Enter the postcode PE25 1AL into your sat nav for full directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	

