



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

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.

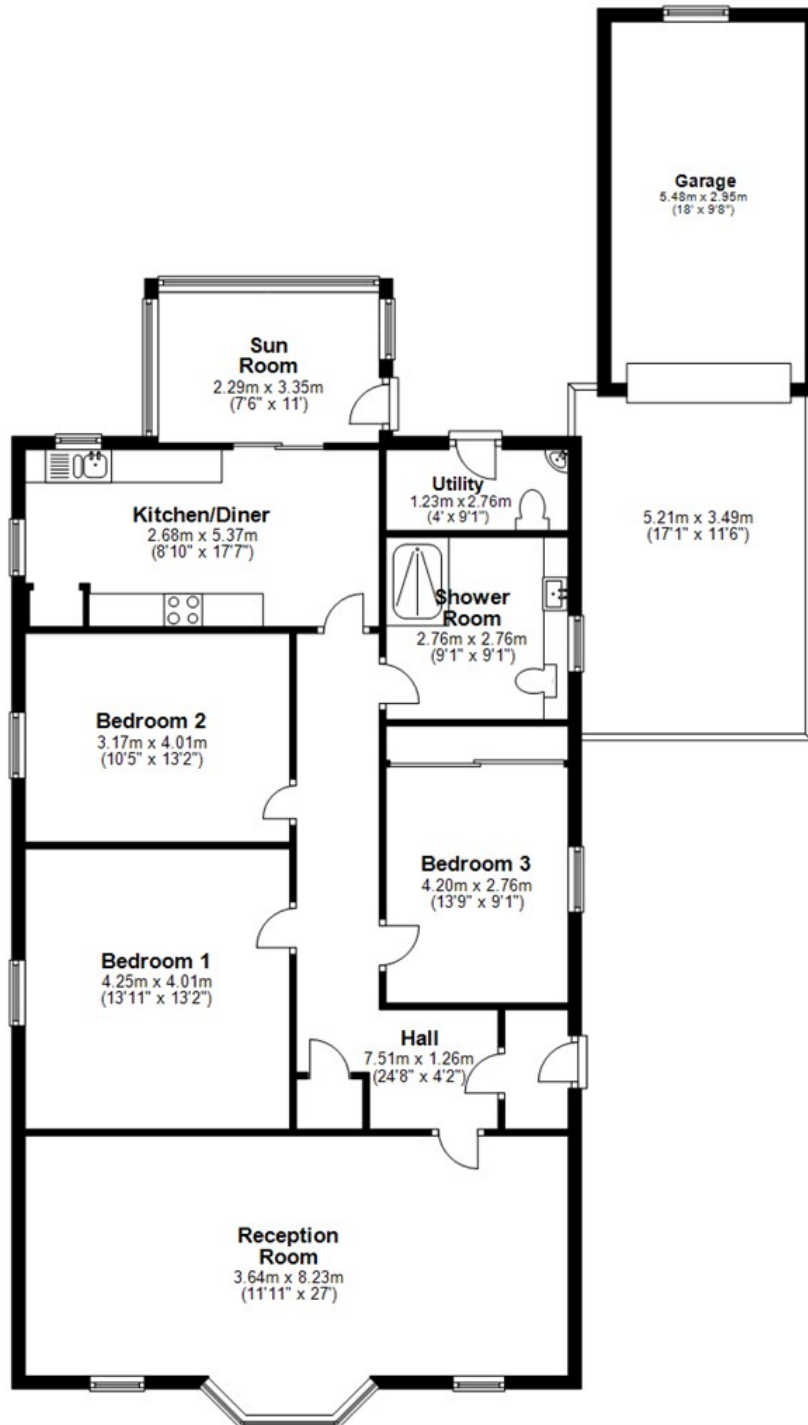
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Ground Floor



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

