



CHOICE PROPERTIES

Estate Agents

8 Lawn Avenue,
Skegness, PE25 3QD

Price £250,000



Choice Properties are pleased to offer for sale this spacious and well presented three bedroom detached house, conveniently located within easy reach of both the wide range of amenities and 2025 'Blue Flag' award winning beaches at Skegness. Being further offered with no onward chain, early viewing is most certainly advised to avoid missing out.

Benefiting from a mains gas central heating system and uPVC double glazing throughout; the abundantly light and bright accommodation comprises:-

Entrance Hall

6'05" x 13'05"

Front uPVC door leading into the entrance hall with stairs to the first floor, housing the wall mounted 'EPH' thermostat and doors to:

Reception Room

13'08" x 15'05"

Light and airy reception room benefiting from double aspect windows and fitted with loft access and a TV aerial.

Dining Room

11'01" x 13'04"

Benefiting from a bay window to front aspect providing ample space for a dining table, with a TV aerial and wall lighting.

Kitchen/Breakfast Room

14'11" x 10'00"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, five ring gas hob with extractor hood over, integrated dishwasher, integrated microwave, integrated coffee machine, integrated washing machine, space for a freestanding under-counter fridge/freezer, breakfast dining area, tiled flooring and a door to the:

WC

2'06" x 4'11"

Newly installed downstairs WC with a WC with dual flush button, corner hand wash basin with mixer tap, extractor fan and laminate flooring.

Landing

3'03" x 6'11"

With access to the loft and doors to:

Bedroom 1

11'02" x 13'06"

Remarkably spacious double bedroom with a TV aerial and telephone point.

Bedroom 2

11'01" x 9'09"

Double bedroom.

Bedroom 3

6'06" x 10'01"

Bathroom

6'05" x 5'09"

Fitted with a three piece suite comprising a bath tub with single hot and cold taps and mains fed waterfall shower over, hand wash basin with mixer tap and WC with dual flush button, tiled flooring, tiling to the walls, a heated towel rail and the bathroom further features a cupboard housing the wall mounted 'Navien' combination boiler; supplying both the central heating and hot water systems.

Driveway

Providing off road parking.

Outside Store

8'05" x 5'10"

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn and features a paved patio area.

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

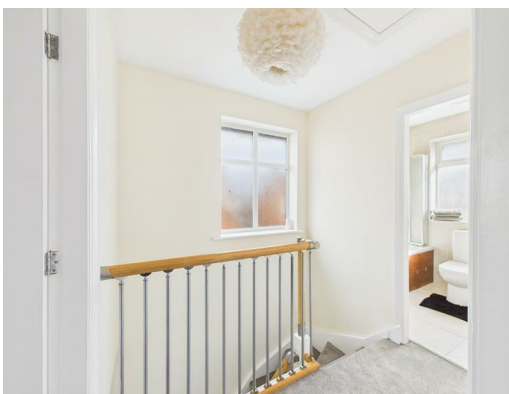
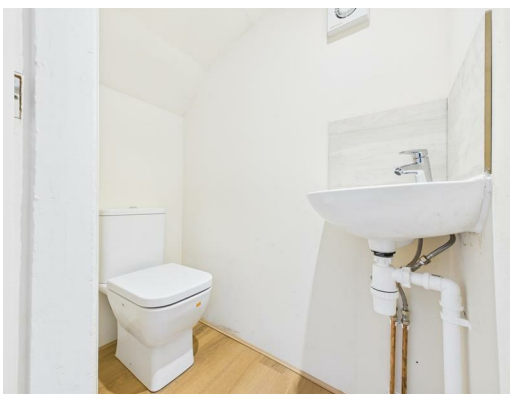
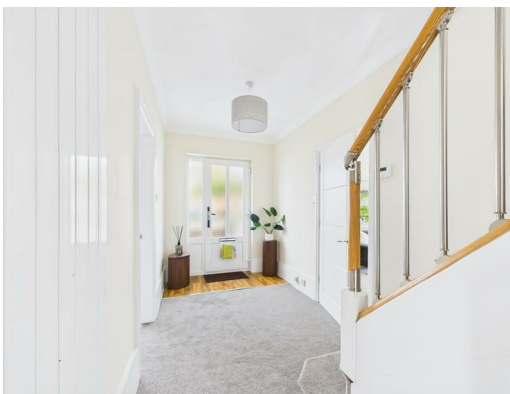
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

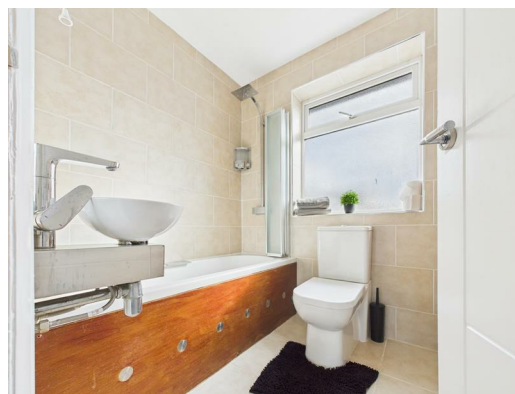
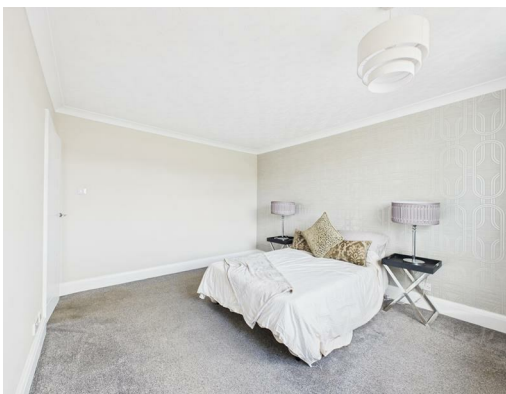
Council Tax Band

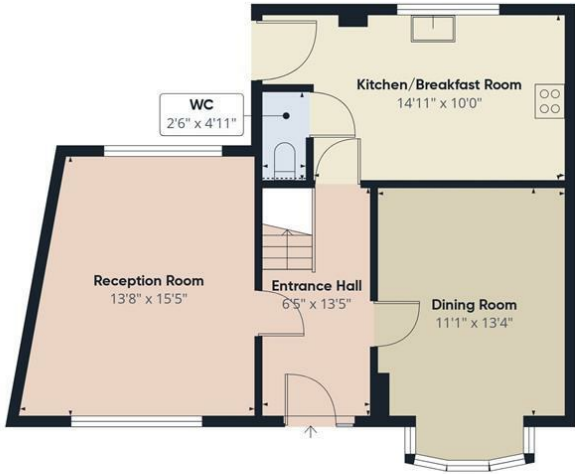
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1081 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use Postcode PE25 3QD for directions to this property.

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 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	

