



4 Saxby Avenue, Skegness, Lincs, PE25 3JZ

GREAT LOCATION CLOSE TO TOWN, BEACH & SCHOOLS | EXTENDED 3/4 BEDROOM SEMI DETACHED HOUSE NOW HAS A LARGE GARDEN WITH A NEW GARAGE | SECURE GATED PARKING TO THE REAR FOR SEVERAL VEHICLES PLUS A NEW RESIN DRIVE TO THE FRONT | WITH SPACIOUS HALL, W.C, FRONT LOUNGE/BEDROOM 4, REAR 20' SITTING & DINING ROOM | RE-VAMPED 19' DINING KITCHEN, BATHROOM, BUILT IN WARDROBES | NEW CARPETS & DECOR | MODERN GAS CENTRAL HEATING BOILER, MAJORITY PVC DOUBLE GLAZING | EPC RATING D

Asking Price: £219,000

HUNTERS®

HERE TO GET *you* THERE

turner evans stevens

GREAT LOCATION CLOSE TO TOWN, BEACH & SCHOOLS. This extended 3/4 bedroom semi detached house now has a large garden with a new Garage and secure gated parking to the rear for several vehicles, plus a new resin drive to the front. With a spacious Hall, W.C, front LoungeBed 4, rear 20' Sitting & Dining Room, revamped 19' Dining Kitchen, bathroom, built in wardrobes, new carpets and decor, modern gas central heating boiler, majority pvc double glazing. EPC Rating D

LOCATION

Convenient for the town centre, beach and amenities. Saxby Avenue lies to the south of the town centre and from Turner Evans Stevens office follow Roman Bank southwards through Lumley Square and into Richmond Drive, left into Sandbeck Avenue, third right into Beresford Avenue and left into Saxby Avenue. Alternatively follow Roman Bank southwards into Lumley Square and left into Lumley Road, the main shopping street. Approximately 100 yards before the Clock Tower turn right into Drummond Road and take the second right into Saxby Avenue.

ENCLOSED PORCH

With opaque double glazed entrance doors, tiled floor, inner glazed door to the:-

RECEPTION HALL

3.89m (12' 9") x 2.39m (7' 10") being shaped
Being a roomy and welcoming entrance to the property, stairs leading off with built in cupboard under and electric fuses, new carpet.



W.C

2.16m (7' 1") x 1.02m (3' 4")
With opaque pvc window, tiled floor and walls, W.C and hand basin built into a suite of furniture with cupboards and concealed cistern, storage space.

LOUNGE

4.57m (15' 0") x 3.81m (12' 6") maximum
With walk in pvc bay window to the front elevation, radiator, new carpet.



SITTING ROOM

3.66m (12' 0") x 3.68m (12' 1") and being 6.12m (20' 1") long overall with the Dining area
Being extended with radiator, T.V point, new carpet.



DINING AREA

3.38m (11' 1") x 2.18m (7' 2")
With tilt and glide patio door and side screens overlooking the rear garden, radiator, new carpet.

DINING KITCHEN

5.97m (19' 7") x 2.36m (7' 9")
Revamped and with ample base and wall cupboards, new worksurfaces with new tiled splashbacks, inset 1 1/4 bowl sink unit with mixer tap over, built under oven and 4 ring gas hob with stainless steel and glass cooker hood above, space for washing machine, space for fridge freezer, appliance spaces, wall mounted combi gas central heating boiler (2019), new flooring, pvc windows to the side and rear elevation, opaque pvc door to the garden, radiator



LANDING

being roomy with coloured leaded glazed window over the stairs.

W.C 2

With toilet, opaque pvc window, new carpet.

BATHROOM

2.54m (8' 4") x 1.78m (5' 10") With tiled walls and bath with shower and screen over, hand basin, radiator, opaque pvc windows, double doored built in cupboard, downlights, new carpet.



BEDROOM 1

4.72m (15' 6") x 3.66m (12' 0") maximum
With pvc window to the front elevation with vertical blinds, radiator, built in wardrobes to one wall, built in dressing table and mirror.



BEDROOM 2

3.66m (12' 0") x 3.66m (12' 0") maximum
With pvc window to the rear elevation, radiator, hand basin in a vanity unit, built in wardrobes.



BEDROOM 3

2.44m (8' 0") x 2.57m (8' 5")

With corner pvc window, radiator, built in wardrobes including the stairhead.

OUTSIDE

To the front is a walled garden with new resin drive.

Access to the rear is from a private service road with new fencing and double gates to the rear garden which is set out for lower maintenance with paved sitting areas to catch the sun, slate chipped shrub borders, yard area for bins, exterior lighting, cold water tap. The main area is concreted providing ample parking for multiple vehicles and a space adjacent to the Garage.

GARAGE

4.37m (14' 4") x 3.71m (12' 2")

With up and over vehicle door, concrete floor, light and power.



TENURE

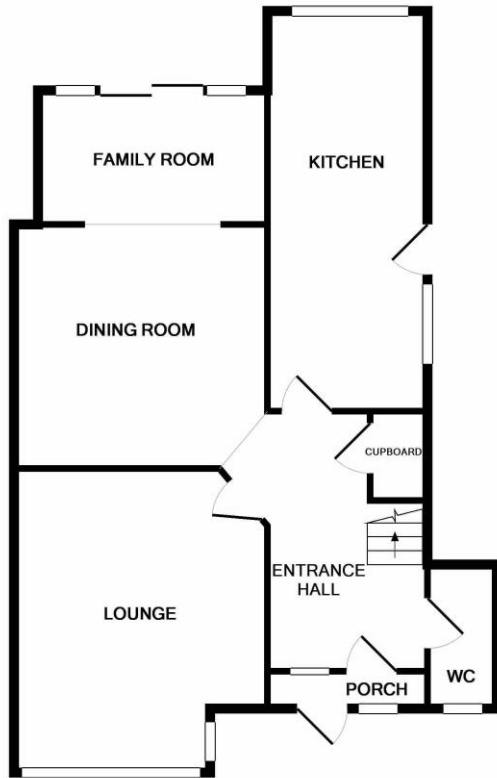
We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

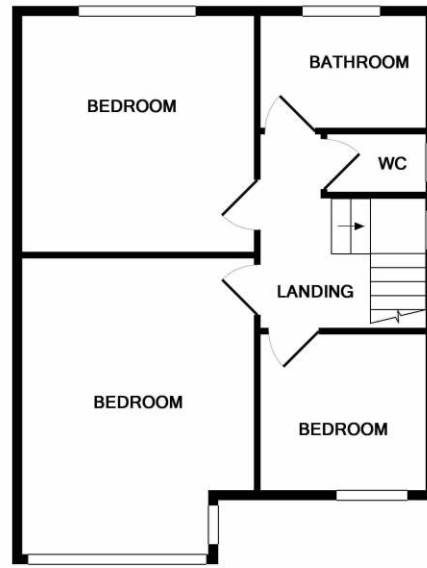
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness.

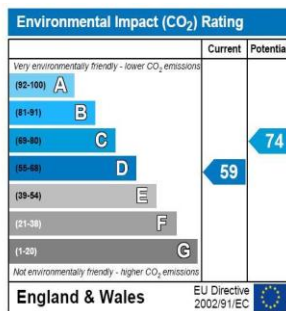
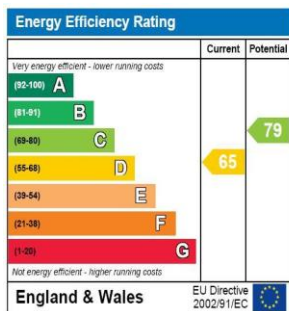


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters Turner Evans Stevens 32 Roman Bank, Skegness, Lincs, PE25 2SL
 01754 766061 | skegness@hunters.com | www.hunters.com

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