



91 Hoylake Drive, Skegness, Lincs, PE25 1AL

NO CHAIN | CLOSE TO BEACH & GOLF COURSE | A BEAUTIFULLY PRESENTED 3 BEDROOM IMPROVED & EXTENDED HOUSE WITH LARGE CONSERVATORY | RECEPTION HALL, W.C, LOUNGE, DINING ROOM | STYLISH RE-FITTED 18' DINING KITCHEN, MODERN TRAVERTINE MARBLE TILED BATHROOM | MODERN GAS CENTRAL HEATING, PVC DOUBLE GLAZING | EASIER MAINTENANCE GARDEN, DRIVE, 18'6" X 7'9" STORE | SOME FURNISHING CONTENTS AVAILABLE BY SEPARATE NEGOTIATION | EPC RATING D

Asking Price: £230,000

HUNTERS®

HERE TO GET *you* THERE

turner evans stevens

NO CHAIN. CLOSE TO BEACH & GOLF COURSE. A beautifully presented 3 Bedroom improved and extended house with large Conservatory. Reception Hall, W.C, Lounge, Dining Room, stylish re-fitted 18' Dining Kitchen, modern travertine marble tiled Bathroom, modern gas central heating with new radiators and HIVE, pvc double glazing, full electric rewire, cavity wall insulation, half boarded loft, easier maintenance garden, drive, 18'6" x 7'9" Store. Some furnishing contents available by separate negotiation. EPC Rating D

LOCATION

From Hunters Turner Evans Skegness office follow Roman Bank northwards over the traffic lights and turn right into Seaview Road. Hoylake Drive lies on the left hand side.

PORCH

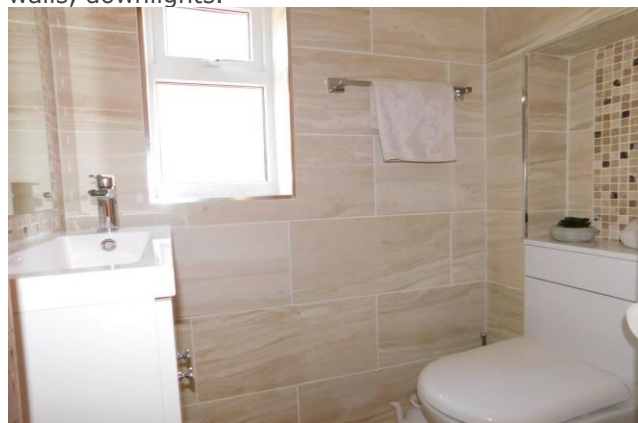
Entrance is on the front elevation via a pvc door with arched side and top screens, built in cupboard housing the gas meter, ceramic tiled floor and an inner opaque pvc double glazed door to the:-

HALL

with pretty original coloured leaded single glazed diamond side window, wood floor, radiator, telephone point, built in cupboard housing the electric meters, radiator, stairs leading off.

W.C

with toilet with concealed cistern, hand basin in a vanity unit, opaque pvc window, tiled floor and walls, downlights.



LOUNGE

3.94m (12' 11") x 3.53m (11' 7") including chimney breast with pvc window to the front elevation with vertical blinds, radiator, wall and ceiling lighting points, down lights, wood edged arch and wood laminate flooring leading through to the:



DINING ROOM

3.71m (12' 2") x 3.23m (10' 7")

with radiator, down lights, wood laminate flooring, pvc double doors and side screens leading to the:



CONSERVATORY

4.37m (14' 4") x 2.57m (8' 5")

with pvc framed roof, high and low level windows, double doors to the garden, radiator, wood floor, ceiling fan/light, power points and T.V aerial point.

DINING KITCHEN

5.51m (18' 1") x 2.29m (7' 6")

Attractively re-fitted with white high gloss base and wall units with walnut trims, tall cupboard housing the combi gas central heating boiler (2019), worksurfaces and tiled splashbacks, inset 5 ring gas hob, built under oven, stainless steel and glass chimney hood above, space and plumbing for american style refridgerator, integrated washing machine, glazed display cabinets, breakfast bar and radiator, downlights, tiled floor, new pvc window to the rear elevation and pvc door.





LANDING

With pvc window, wood laminate floor.

BEDROOM 1

3.94m (12' 11") x 3.25m (10' 8") maximum with pvc window to the front elevation with vertical blackout blinds, radiator, wall lights and ceiling lights, laminate flooring.



BEDROOM 2

3.71m (12' 2") x 3.23m (10' 7") maximum with pvc window to the rear elevation with vertical blackout blinds, radiator, carpeted flooring.



BEDROOM 3

3.25m (10' 8") x 2.31m (7' 7") with pvc window to the front elevation with vertical blinds, radiator, carpeted flooring.

BATH & SHOWER ROOM

2.49m (8' 2") x 2.29m (7' 6")

Stylishly re-fitted with a L-shaped bath with shower and screen over, hand basin and W.C in a suite of furniture, waterfall taps, beautiful travertine marble tiled walls, complementary floor, chrome vertical towel radiator, downlights, 2 opaque pvc windows.



OUTSIDE

To the front is a low wall and concreted car space and side area.

A concrete drive with cold water tap leads to the rear which has been nicely paved for easier maintenance with circle design and garden borders, exterior lighting.

STORE

5.64m (18' 6") x 2.36m (7' 9") approx internal Of timber and pvc clad construction, power and light.



TENURE

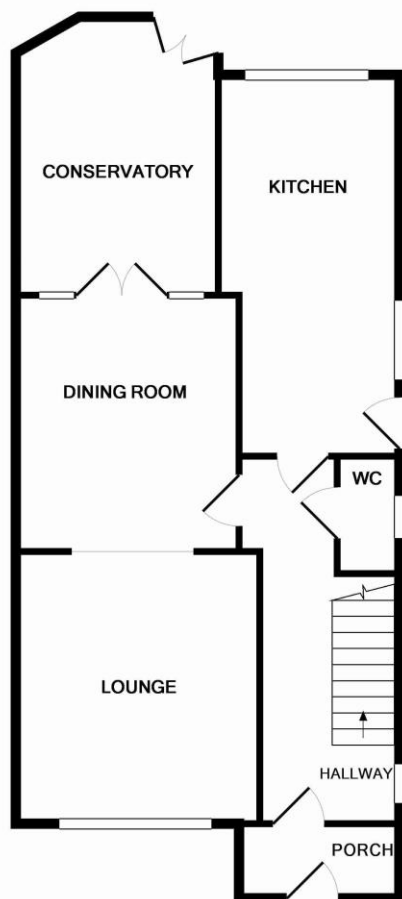
We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

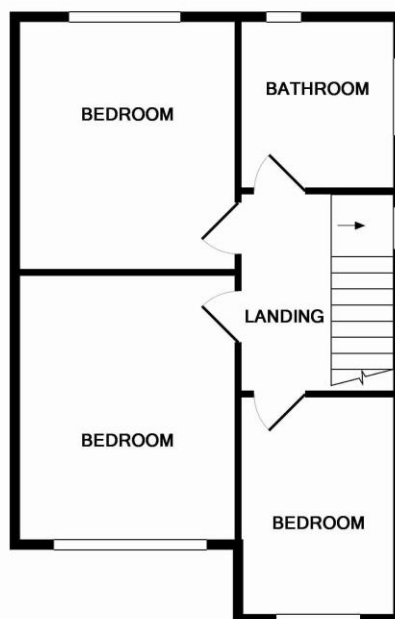
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

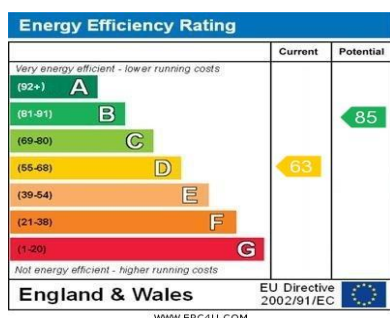


GROUND FLOOR



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.

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