



## 2 Blyton Road, Skegness, Lincs, PE25 1HG

BEAUTIFULLY PRESENTED HOUSE WITH THREE DOUBLE BEDROOMS & EN-SUITE | POPULAR MODERN ESTATE LOCATION WITH OPEN OUTLOOK TO THE REAR | SPACIOUS ACCOMMODATION INCLUDES RECEPTION HALL WITH W.C, SUPERB 'L' SHAPED 19' FAMILY ROOM & DINING KITCHEN, 19' LOUNGE/DINER | BATHROOM WITH SHOWER PLUS LARGE MAIN BEDROOM WITH JULIETTE BALCONY & EN-SUITE | TWO PAIRS OF FRENCH DOORS LEADING TO THE REAR GARDEN, FRONT DRIVE | EPC RATING B |

**Asking Price: £192,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

turner evans stevens

BEAUTIFULLY PRESENTED HOUSE WITH THREE DOUBLE BEDROOMS & EN-SUITE IN THIS POPULAR MODERN ESTATE LOCATION. This spacious accommodation includes Reception Hall, W.C, superb 'L' shaped 19' Family Room and Dining Kitchen, 19' Lounge/Diner, Bathroom with shower plus large main Bedroom with Juliette Balcony and En-Suite, two pairs of french doors leading to the rear garden, front drive. EPC Rating B

**LOCATION**

From Hunters Turner Evans Stevens office in Skegness turn right onto Roman Bank and at the traffic lights turn left into Burgh Road and opposite the petrol station turn right into Churchill Avenue and continue on past the Fire Station, Ambulance Station and right into Belton Park Road and left into Blyton Road.

**ACCOMMODATION**

**RECEPTION HALL**

With composite entrance door, radiator, wood style flooring, stairs leading off with storage under and skirting lights, lovely tall overstairs window.

**W.C**

1.96m (6' 5") x 1.19m (3' 11")

With toilet, hand basin, radiator, extractor.



**FAMILY ROOM & DINING KITCHEN**

5.87m (19' 3") overall x 4.95m (16' 3") / 2.90m (9' 6")

With both sitting and dining areas and beautifully fitted with grey high gloss base and wall cupboards, worksurfaces with matching tiled splashbacks, inset 1 1/4 bowl stainless steel sink unit with hose tap, built under oven, 5 ring gas hob with stainless steel and glass cooker hood above, space for fridge freezer, skirting lights, downlights, breakfast bar, radiator, wood style flooring through, pvc window overlooking the garden and pvc double doors to the garden with open outlook.



**LOUNGE / DINER**

5.89m (19' 4") x 2.90m (9' 6")

With 2 radiators, downlights, pvc window to the front elevation, pvc double doors to the garden with open outlook.



**LANDING**

With stunning pvc vertical window bringing in lots of light, radiator, access to roof space, downlights.

**BEDROOM 1**

4.17m (13' 8") x 4.22m (13' 10")

With downlights, pvc double doors to a Juliette Balcony, radiator, wall T.V points.



### EN-SUITE SHOWER ROOM

2.13m (7' 0") x 1.60m (5' 3")

With tiled shower enclosure with screen door, hand basin, W.C, chrome vertical towel radiator, downlights, extractor, opaque pvc window.



### BATHROOM

2.67m (8' 9") x 1.83m (6' 0") maximum

With bath with shower and screen over, tiled splashbacks, hand basin, W.C, chrome vertical towel radiator, opaque pvc window.



### BEDROOM 2

3.45m (11' 4") x 2.92m (9' 7")

With downlights, wall T.V point, radiator, pvc window to the rear elevation (facing a field).



### BEDROOM 3

3.99m (13' 1") x 2.34m (7' 8")

With pvc window to the front elevation, radiator, downlights, wall T.V point.



### OUTSIDE

To the front are lawned garden areas, driveway and paths.

A gate leads to the rear garden which offers a high degree of privacy with paving, sun deck with perimeter lights, cold water tap, shed, exterior lighting.



### TENURE

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

### SERVICES

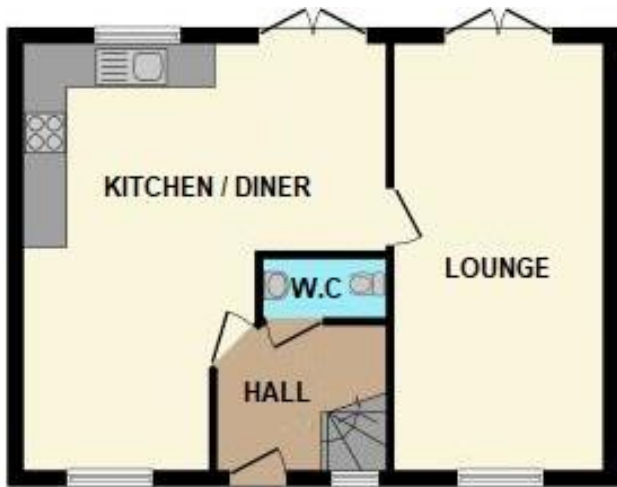
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### VIEWING

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

### OPENING HOURS

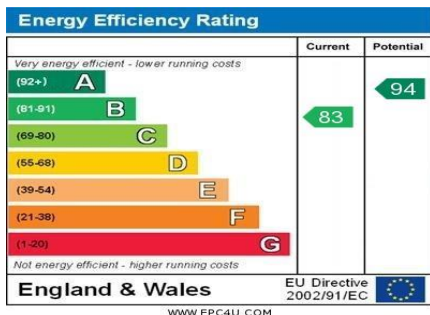
Monday - Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 12.30pm



GROUND FLOOR



FIRST FLOOR



**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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

