Church Lane,Skegness PE25 1ED

william
h brown

welcome to

Church Lane, Skegness

A spacious and well-presented four bedroom detached home situated on Church Lane, offering versatile living accommodation including a study, spacious lounge, modern fitted kitchen diner, downstairs bathroom and shower room. Benefitting from a garage, driveway providing off-road parking and an enclos

Entrance Hall
The entrance hall is bright and welcoming, featuring under-stairs storage providing a practical space for coats and shoes.

Study
7' 11" x 7' 1" (2.41m x 2.16m)
The study/office is bright and practical space with windows providing natural light. It also houses the boiler and offers a functional area suitable for work or home administration.

Lounge
11' 11" x 16' 7" (3.63m x 5.05m)
The lounge is a spacious and comfortable room with windows to the front allowing plenty of natural light. It features laminate flooring and provides an ideal space for relaxing or entertaining.

Downstairs Bathroom
Modern fitted bathroom with free standing bath, sink, Wc, radiator and window.

Kitchen
15' 5" x 22' 3" (4.70m x 6.78m)
The large kitchen diner features a range of modern wall and base units with intergrated appliances including a gas hob, cooker, microwave, dishwasher, washing machine, and fridge freezer. A door provides access to the rear.

Landing
The landing features built-in storage and a beautiful wooden staircase, providing a practical and attractive connection to the upper floor.

Bedroom One
13' 1" x 10' 1" (3.99m x 3.07m)
The double bedroom is a comfortable space with a window providing natural light, a radiator and a built-in wardrobe for convenient storage.

Bedroom Two
9' 10" x 10' 1" (3.00m x 3.07m)
The double bedroom is a spacious room with a window allowing natural light and a radiator.

Bedroom Three
11' 10" x 12' (3.61m x 3.66m)
The double bedroom features a window providing natural light, a wardrobe for storage, and an original iron fireplace adding character to the room.

Bedroom Four
8' 4" x 10' 6" (2.54m x 3.20m)
The small double bedroom is currently used as an office and features a window providing natural light and a radiator.

Upstairs Shower Room
Shower, Wc, sink, radiator and 2 x windows.

Rear Garden
The rear garden features a seating area, lawn and shrubs, and is split into two sections with storage and a pathway walkway for easy access. The rear garden includes a shed with a sink and power points.

Garage
12' 7" x 20' 2" (3.84m x 6.15m)
Large garage fitted with power points, providing useful storage and workspace.

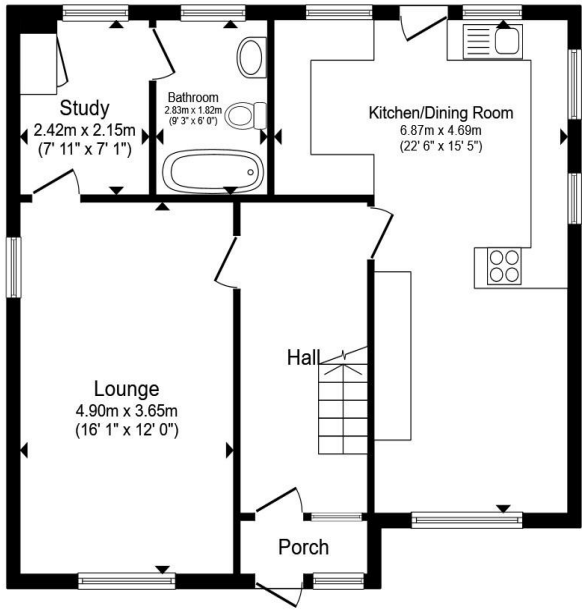
welcome to

Church Lane, Skegness

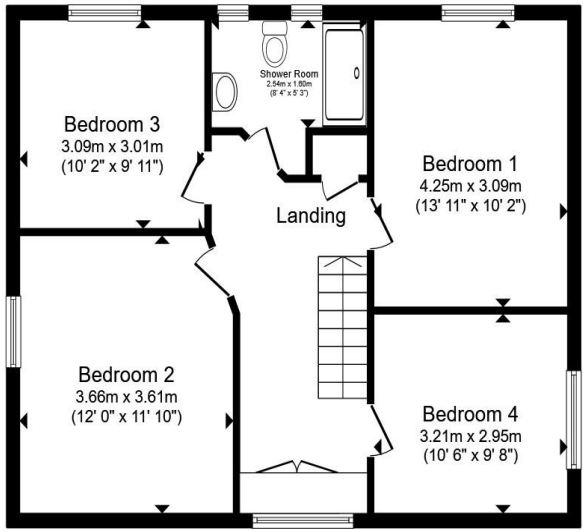
- Four double bedrooms
- Modern and stylish fitted kitchen diner
- Garage
- Driveway providing off-road parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£300,000



Ground Floor



First Floor

Total floor area 135.0 m² (1,453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/SKG110187

The Property Ombudsman

Property Ref:
SKG110187 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01754 768311

Skegness@williamhbrown.co.uk

20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.