



**Clifton Grove, Skegness PE25 3HB**

**welcome to**

## **Clifton Grove, Skegness**

Well presented and deceptively spacious three bedroom mid-terrace home situated on Clifton Grove, Skegness. Offering an entrance hallway, lounge, kitchen diner, utility room and downstairs WC, along with three bedrooms and a family bathroom. Externally the property benefits from an enclosed garden.

### **Entrance Hall**

Entrance hallway leading to all ground floor rooms and staircase to first floor.

### **Lounge**

11' 8" x 12' 3" ( 3.56m x 3.73m )

A spacious and welcoming lounge filled with natural light from a large window, creating a bright and relaxing atmosphere. The room features a cozy fireplace and also has a radiator.

### **Kitchen**

15' 6" x 12' 1" ( 4.72m x 3.68m )

A modern and well-designed kitchen fitted with modern wall and base units, providing plenty of storage and workspace for everyday cooking. Sink with mixer taps, along with a cooker and hob that make meal preparation convenient and efficient. There is also useful under-stairs storage, offering additional space to keep kitchen items neatly organised.

### **Utility Room**

6' 9" x 12' 5" ( 2.06m x 3.78m )

A practical and well-organised utility room equipped with a washer and tumble dryer, making laundry tasks convenient and efficient. The room also features a sink with surrounding counters, providing useful workspace for cleaning and extra functionality and storage.

### **Landing**

A bright and spacious landing providing access to the surrounding rooms and creating a comfortable transition between areas of the home. The space includes built-in cupboards, offering convenient storage for household items. There is also potential to renovate or convert the loft.

### **Bedroom One**

9' 8" x 9' 11" ( 2.95m x 3.02m )

A comfortable double-sized bedroom offering a bright and relaxing space. The room benefits from a window that allows plenty of natural light, creating a pleasant atmosphere throughout the day. It also includes multiple power points for convenience and a radiator to keep the room warm and comfortable.

### **Bedroom Two**

7' 7" x 10' 2" ( 2.31m x 3.10m )

### **Bedroom Three**

7' 5" x 12' 2" ( 2.26m x 3.71m )

A welcoming double room providing a comfortable and versatile living space. The room features a window which brings in natural light, creating a bright and airy atmosphere. A radiator ensures the room stays warm and cosy, making it an ideal space for relaxing.

### **Rear Garden**

A generous rear garden mainly laid to grass, providing plenty of outdoor space for relaxing, gardening, or family activities. The garden is fully fenced around the perimeter, offering privacy and security. There is also a patio area, ideal for outdoor seating, dining, or entertaining during the warmer months.

### **Local Area**

Clifton Grove is conveniently located within the popular seaside town of Skegness, offering easy access to a wide range of local amenities. The property is within close proximity to local shops, supermarkets, schools and healthcare facilities, along with regular public transport links.

Skegness is well known for its sandy beaches, traditional seafront attractions and vibrant town



centre, which offers a variety of restaurants, cafes and leisure facilities. The area also provides excellent road links to neighbouring towns including Boston, Spilsby and Louth, making it a convenient location for commuters while still enjoying coastal living.



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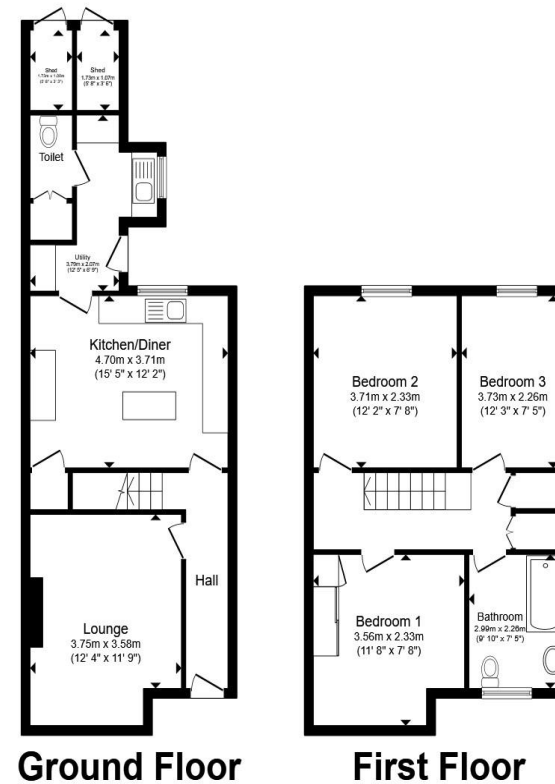
## Clifton Grove, Skegness

- Well presented mid-terrace house
- Deceptively spacious accommodation
- Spacious lounge
- Kitchen diner
- Utility room

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

offers in the region of

**£185,000**



Total floor area 107.4 m<sup>2</sup> (1,156 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](http://www.propertybox.io)



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Property Ref:  
SKG110188 - 0005

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