



29 Hoylake Drive

Skegness

NO CHAIN. A 3 Bedroom detached house with drive and Garage in a convenient location close to the beach and North Shore Golf Course. The accommodation comprises Entrance Hall, 21' Lounge leading to a Conservatory, Dining Room, fitted Kitchen and Utility Room, W.C. To the first floor is a Master Bedroom with En-Suite Shower Room, two further Bedrooms and a family Bathroom. There is a walled garden to the front with a block paved drive leading to the Garage and a low maintenance garden to the rear. EPC Rating C

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ACCOMMODATION

Entrance is on the front elevation via a pvc door with side screens to the:-

HALLWAY

With radiator, stairs to first floor, tiled floor.

W.C

With hand basin in a vanity unit, W.C with concealed cistern, radiator, opaque pvc window, tiled floor.

LOUNGE

21' 2" x 11' 11" (6.46m x 3.63m)

With pvc bow window to the front elevation, 2 radiators, decorative fireplace surround with electric living flame fire, pvc french doors opening to the:-

CONSERVATORY

10' 2" x 9' 3" (3.09m x 2.81m)

Being victorian style with pvc framed roof, windows and french doors to the garden, radiator.

DINING ROOM

11' 5" x 10' 5" (3.48m x 3.18m)

With pvc window to the front elevation, radiator, coving to ceiling.

DINING KITCHEN

14' 8" x 10' 4" (4.48m x 3.15m)

Fitted with a range of base and wall units, work surfaces with matching splashbacks, inset ceramic sink unit with mixer tap over, feature brick inglenook with space for range cooker with extractor hood above, integrated fridge, radiator, 2 pvc windows to the rear elevation, tiled floor leading through to the:-



UTILITY/REAR LOBBY

8' 5" x 5' 1" (2.56m x 1.55m)

With base and wall cupboards, worksurfaces with matching upstands, wall mounted Ideal combi gas central heating boiler, spaces for washing machine and dryer, pvc door to the rear garden, connecting door to the Garage.

1ST FLOOR LANDING

With radiator, pvc dormer window to the front elevation.

BEDROOM 1

14' 3" x 12' 9" (4.35m x 3.89m)

With pvc dormer window to the front elevation, radiator, a range of built in wardrobes to one wall, door to:-

EN-SUITE SHOWER ROOM

With shower enclosure with screen doors, vanity unit with inset hand basin, radiator, W.C, extractor.

BEDROOM 2

14' 10" x 11' 11" (4.52m x 3.63m)

With pvc dormer window to the front elevation, radiator, access to roof space, a range of built in furniture comprising wardrobes, dressing table and drawers.

BEDROOM 3

8' 8" x 7' 0" (2.65m x 2.13m)

With pvc dormer window to the front elevation, radiator, access to roof space.

BATHROOM

6' 11" x 5' 10" (2.10m x 1.78m)

Fitted with a bath with traditional tap and hand shower attachment over, vanity unit with inset hand basin and W.C with concealed cistern, radiator, tiled walls, pvc window.





OUTSIDE

To the front is a low brick wall with block paved parking area and garden borders. A gate to the side leads to the rear garden which includes a decked patio seating area, faux lawn, exterior lighting and cold water tap.

GARAGE

16' 2" x 8' 5" (4.93m x 2.56m)

With up and over vehicle door, light and power, radiator and plastered walls.

TENURE

Freehold

SERVICES

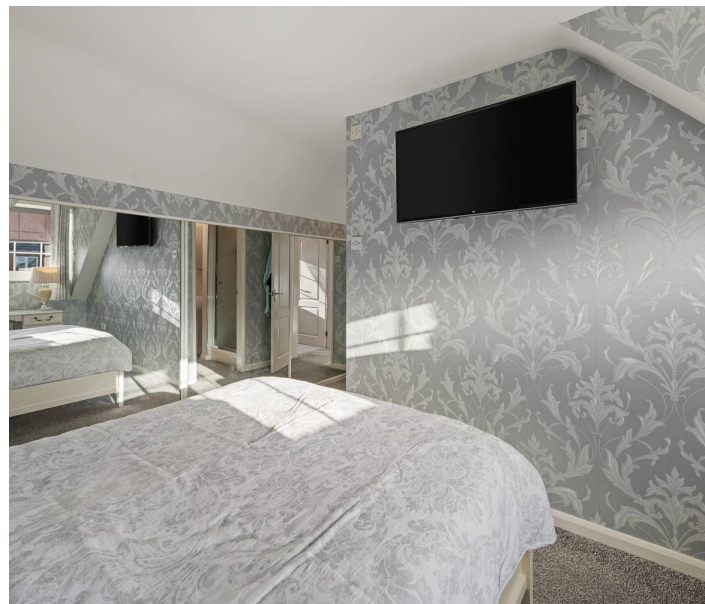
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D – 2025/26 – £2241.48





 **NEWTON FALLOWELL**





ANTI MONEY LAUNDERING REGULATIONS

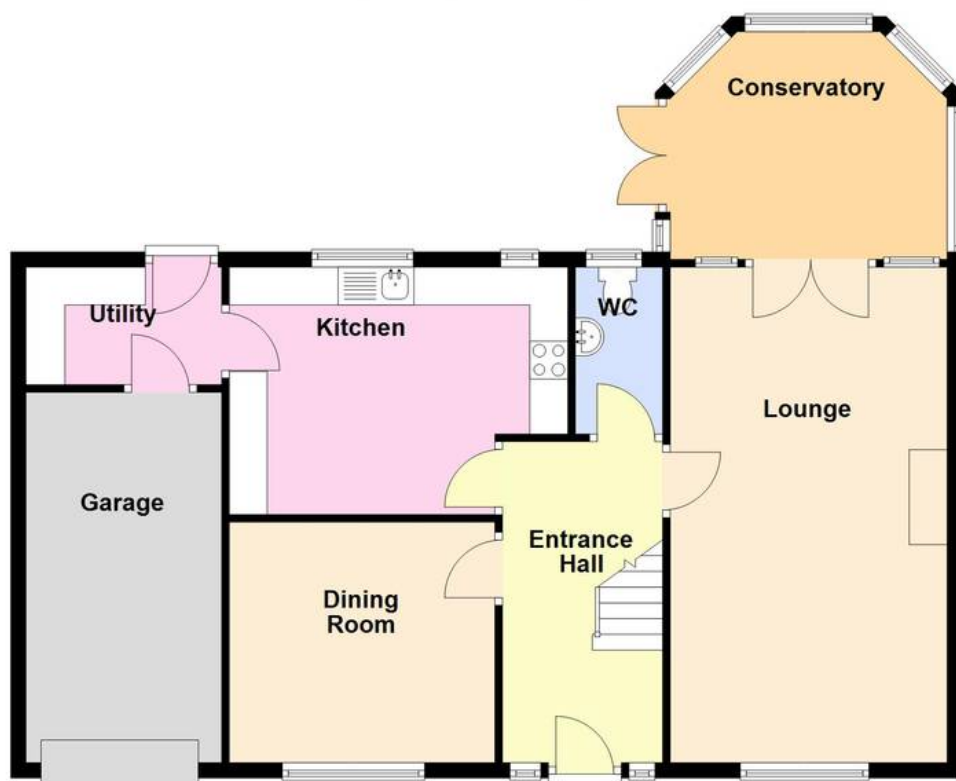
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor

Approx. 89.8 sq. metres (966.7 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)





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