



Vine Road, Skegness PE25 3DB

welcome to

Vine Road, Skegness

A beautifully presented 4-bedroom detached house on Vine Road, offering a modern kitchen, spacious living areas, rear garden with heated hut and ample off road parking to the front. Walking distance to Beach...

Entrance Hall

Spacious and neutral entrance hallway with marble effect tiled flooring, cloak storage, stairs leading to the first floor and leading to all other ground level rooms.

Lounge

12' x 12' 10" (3.66m x 3.91m)

Spacious bright and light lounge with bay window to front elevation and window to side elevation and radiator.

Dining Room

12' x 10' 11" (3.66m x 3.33m)

Dining room which is currently used a play room. Could also be used as a home office/study or additional downstairs bedroom if required. Two windows and a radiator.

Kitchen Diner

17' 9" x 11' 3" (5.41m x 3.43m)

Beautifully fitted modern kitchen with an ample range of wall, base and drawer units with complimentary worktop space over, inset sink & mixer tap, integrated appliances including an oven, 5 gas ring hob, extractor hood & dishwasher. Breakfast bar area to accomodate 4 seats. Windows to both side & rear elevations and a door leading to the rear garden.

Downstairs Wc

With Wc, window and radiator.

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

Queen sized bedroom with a free standing radiator and large bay window to front elevation.

Bedroom Two

11' x 10' 11" (3.35m x 3.33m)

A double bedroom with window to rear elevation, built in wardrobe and a radiator.

Bedroom Three

11' 3" x 6' 7" (3.43m x 2.01m)

Double bedroom with window to rear elevation.

Bedroom Four

9' 8" x 7' 5" (2.95m x 2.26m)

With window to front elevation and radiator.

Bathroom

Modern fitted bathroom with bath & shower over, sink with under vanity storage, towel radiator, 2 windows to side elevation.

External Front

Ample parking via a driveway to the front of the property.

External Rear

Rear garden securely fenced with a great highlight being a wooden hut with heating and light, a great space to relax or entertain.

Local Area

Vine Road is a sought after area and is located just a minutes walk to The Vine Hotel, a well established hotel, bar and restaurant which offers a delightful menu all year round in a traditional and cosy atmosphere. The beach is also just a short walk away as well as local shops, hairdressers, and food outlets.





view this property online williamhbrown.co.uk/Property/SKG110144



welcome to

Vine Road, Skegness

- Beautifully presented Detached House
- 4 well proportioned bedrooms
- Modern & stylish fitted kitchen
- Downstairs WC and understair cloakroom
- Rear garden with cosy heated hut

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£325,000



Total floor area 123.5 m² (1,330 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



view this property online williamhbrown.co.uk/Property/SKG110144



Property Ref:
SKG110144 - 0004

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 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.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk