



**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**

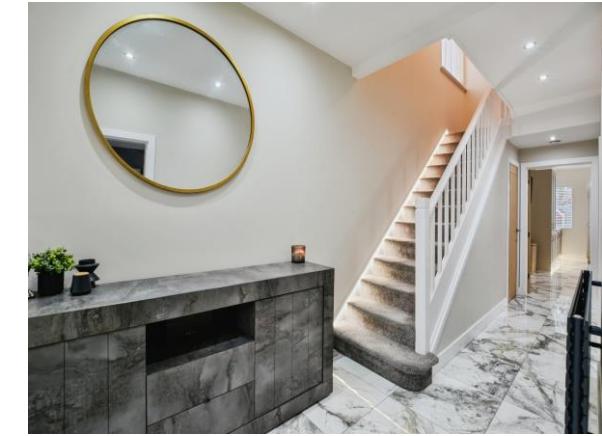
Ample parking via a driveway to the front of the property.

#### **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.





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## 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 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
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