



Hoylake Drive, Skegness



3



1



2

Freehold

£239,950



Key Features

- Close To Golf Course, Beach & Schools
- Well Presented
- Open Plan Kitchen Diner
- Useful Attic Room & Store
- Enclosed Rear Garden
- Ample Parking
- Viewing Essential
- EPC Rating D





A very well presented 3 Bedroom semi detached house in a lovely residential location close to the North Shore Golf Course, Beach and Schools. The accommodation comprises Porch, Entrance Hall, W.C, Lounge, open plan Kitchen and Dining Room to the ground floor, 3 Bedrooms and a Bathroom to the first floor and a very useful attic room to the third floor with large walk in store. There are lawned gardens to the front and rear with concrete drive providing off road parking. Viewing is essential. EPC Rating D

PORCH

Entrance is on the front elevation via a pair of pvc doors opening to the:-

HALLWAY

With stairs leading to the first floor, radiator.

W.C

With W.C, opaque pvc window to the side elevation.

LIVING ROOM

3.98m x 3.32m (13'1" x 10'11")

With pvc window to the front elevation, feature faux fireplace with wooden mantle, radiator.

DINING ROOM

4.2m x 3.4m (13'10" x 11'2")

With pvc french doors opening to the rear garden, understairs storage cupboard and being open plan with the:-

KITCHEN

2.8m x 2.21m (9'2" x 7'4")

Fitted with a modern range of base units with worksurfaces and matching upstands above, inset 1 1/2 bowl sink unit, built in oven with gas hob and glass splashback above, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, pvc window to the side elevation.

FIRST FLOOR LANDING

With radiator, stairs to Attic space.

BEDROOM 1

3.99m x 3.32m (13'1" x 10'11")

With pvc window to the front elevation, radiator.

BEDROOM 2

3.04m x 3.02m (10'0" x 9'11")

With pvc window to the rear elevation, radiator.

BEDROOM 3

3.63m x 2.22m (11'11" x 7'4")

With pvc window to the side elevation, radiator.

BATHROOM

2.48m x 2.07m (8'1" x 6'10")

With shower enclosure with direct shower, vanity unit with hand basin and W.C with concealed cistern, cupboard housing the gas central heating boiler, pvc window to the rear elevation.

ATTIC ROOM

5.63m x 4.72m (18'6" x 15'6")

With pvc window to the side elevation, 2 radiators, access to eaves storage space.

WALK IN STORE

3.22m x 1.77m (10'7" x 5'10")

With radiator.

OUTSIDE

To the front is a lawned garden with gravel chipped shrub borders. A tarmac drive provides off road parking with inner gates leading to a further parking area at the rear.

The enclosed rear garden includes a lawned area, concreted seating area and decked seating area, outside tap and electric point.

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 B - 2025/26 - £1,743.37





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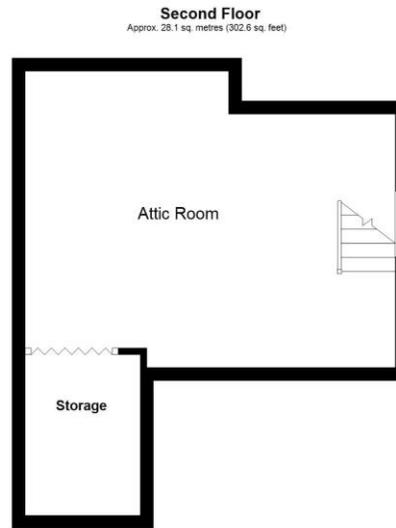
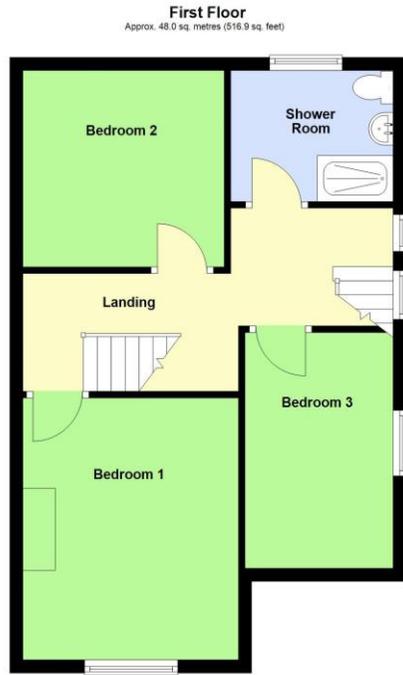
AGENTS NOTES

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Floorplan



Total area: approx. 125.0 sq. metres (1345.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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