NEWTON FALLOWELL

39 Hoylake Drive, Skegness - PE25 1AE

Offers Over **£250,000**

39 Hoylake Drive

Skegness

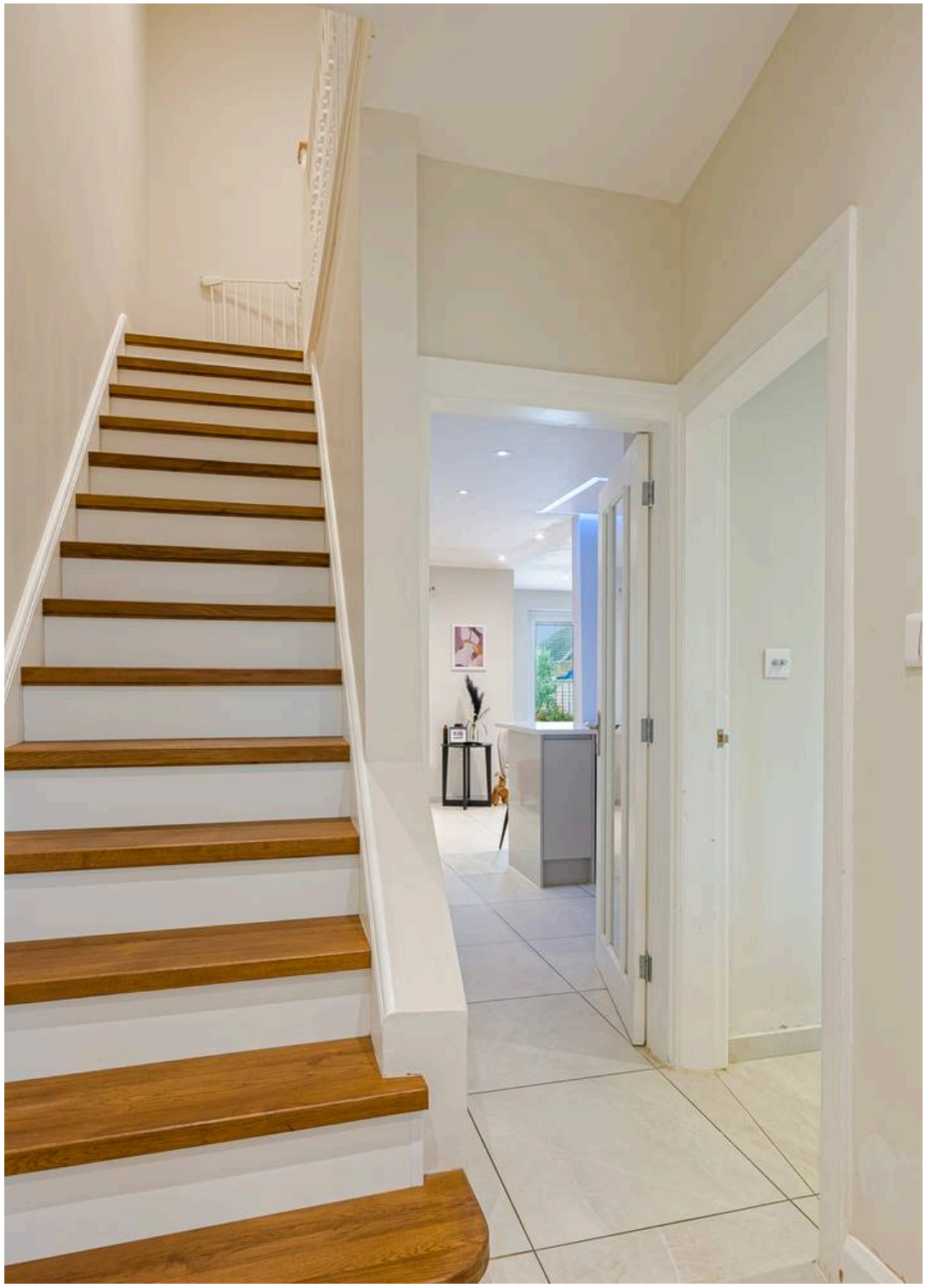
A beautifully presented 3 bedroom semi detached house situated in a popular location close to the beach and North Shore Golf course and just a short walk to the town centre and local schools. The accommodation comprises an entrance hall, W.C, lounge and a fabulous 21ft kitchen and family room with patio doors opening onto the rear garden. To the first floor is a large master bedroom with an extensive range of fitted wardrobes and an en-suite shower room, two further bedrooms and a modern family bathroom. A walled frontage borders a lower maintenance garden and a concrete drive leading to the garage with a enclosed lawned garden to the rear. Viewing is essential to appreciate this "ready to move into" family home. EPC Rating (tbc)

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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ACCOMMODATION
Entrance is on the front elevation via a composite door to the:-

HALLWAY
With tiled floor, radiator, built in cloaks cupboard and stairs to first floor.

LOUNGE
14' 0" x 10' 9" (4.27m x 3.28m)
With walk in pvc bay window to the front elevation, fireplace with inset coal effect gas fire and built in illuminated shelving and storage cupboards to either side, tiled floor, radiator.

KITCHEN & FAMILY ROOM
21' 10" x 14' 5" (6.66m x 4.40m)
The kitchen area is beautifully fitted with a modern range of high gloss base and wall cabinets with quartz worksurfaces and tiled splashbacks, inset sink unit with mixer tap over and grooved drainer, built in oven with gas hob and extractor hood above, integrated appliances comprising fridge freezer, dishwasher and built in microwave. An island with built in wine fridge, cupboards and pan drawers separates the kitchen from the living area which has a pvc window to the rear elevation, pvc french doors to the rear garden, vertical radiator, plenty of space for a dining table and sofas and tiled flooring throughout.

W.C
With W.C with concealed cistern, hand basin with inset vanity unit, chrome ladder towel radiator, part tiled walls and tiled floor.

1ST FLOOR LANDING
With access to roof space, radiator.

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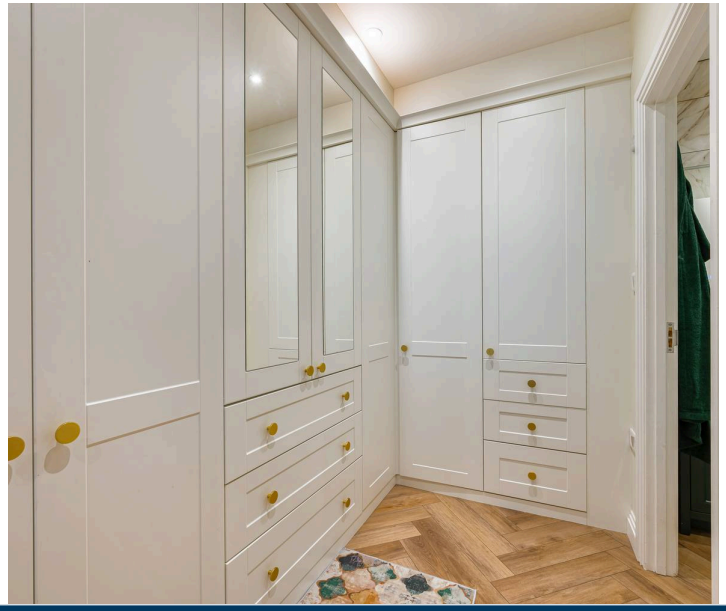
BEDROOM 1
20' 2" x 10' 8" (6.14m x 3.26m)
with pvc window to the rear elevation, radiator, an extensive range of built in wardrobes and drawers, door to:-

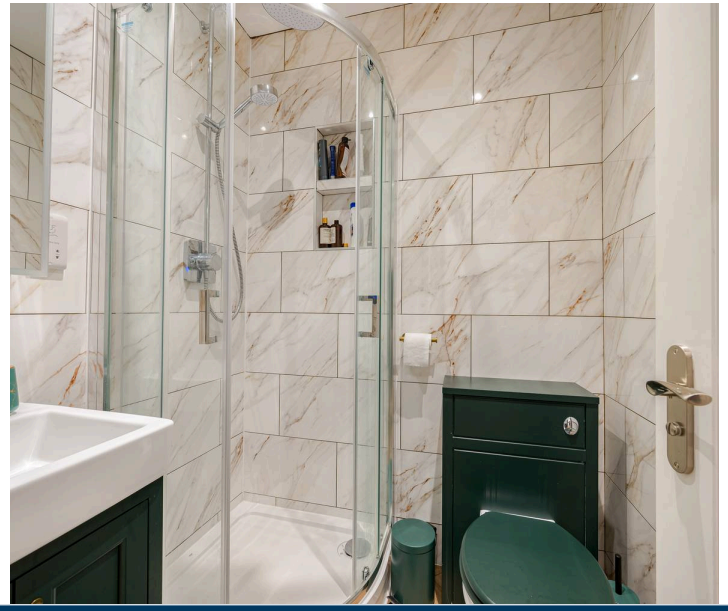
EN-SUITE SHOWER ROOM
With a corner shower enclosure with direct shower, vanity unit with inset hand basin and illuminated mirror above, W.C with concealed cistern, tiled walls.

BEDROOM 2
12' 2" x 10' 3" (3.70m x 3.13m)
With pvc window to the front elevation, radiator, decorative cast iron fireplace.

BEDROOM 3
10' 6" x 7' 5" (3.20m x 2.25m)
With pvc window to the front elevation, radiator.

BATHROOM
8' 10" x 7' 9" (2.69m x 2.37m)
Beautifully fitted with a freestanding slipper bath with with traditional mixer tap and hand held shower attachment, separate corner shower enclosure with direct shower, traditional style W.C and pedestal hand basin, ladder style towel radiator, tiled walls, opaque pvc window to the rear elevation.





OUTSIDE
To the front is a low brick wall with a gravelled garden and concrete path leading to the front door. A concrete drive to the side provides off road parking and access to the:-

GARAGE
With up and over vehicle door, door to the rear garden.

REAR GARDEN
The rear garden is enclosed by fencing with a lawned area and large paved patio seating area. A path leads to a gate at the bottom of the garden which provides access to the rear service road.

2 BRICK OUTBUILDINGS
One with plumbing for washing machine and one housing the gas central heating boiler.

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 A - 2026/27 - £1546.45

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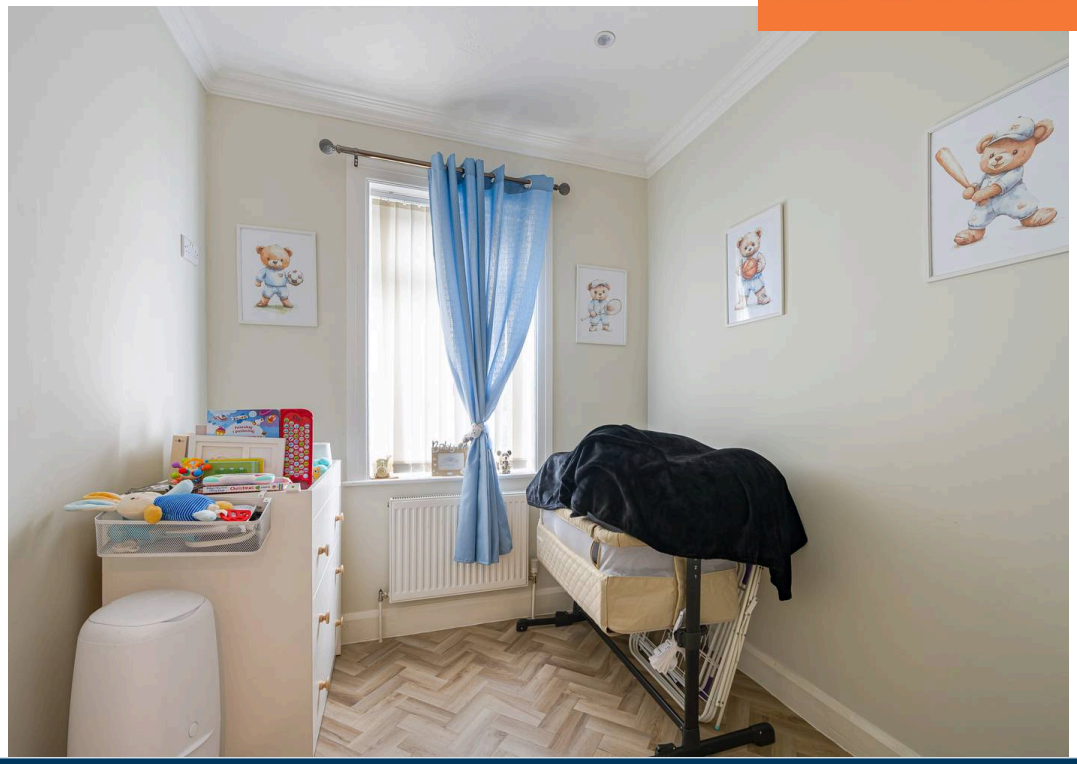

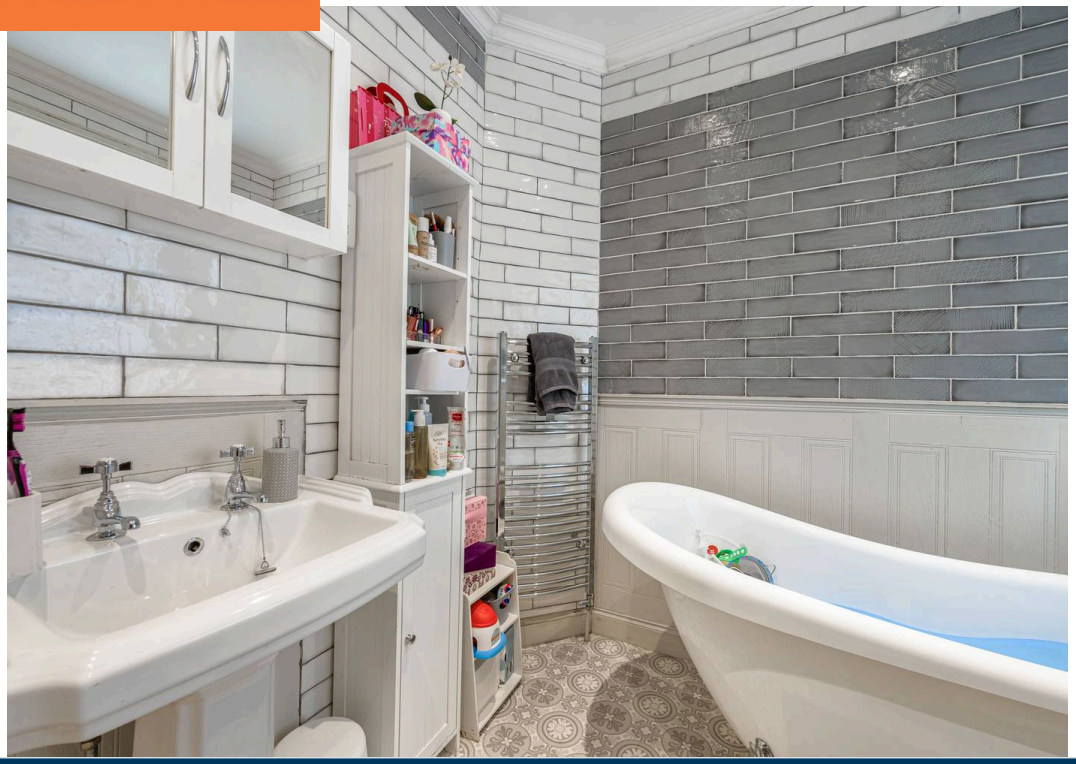

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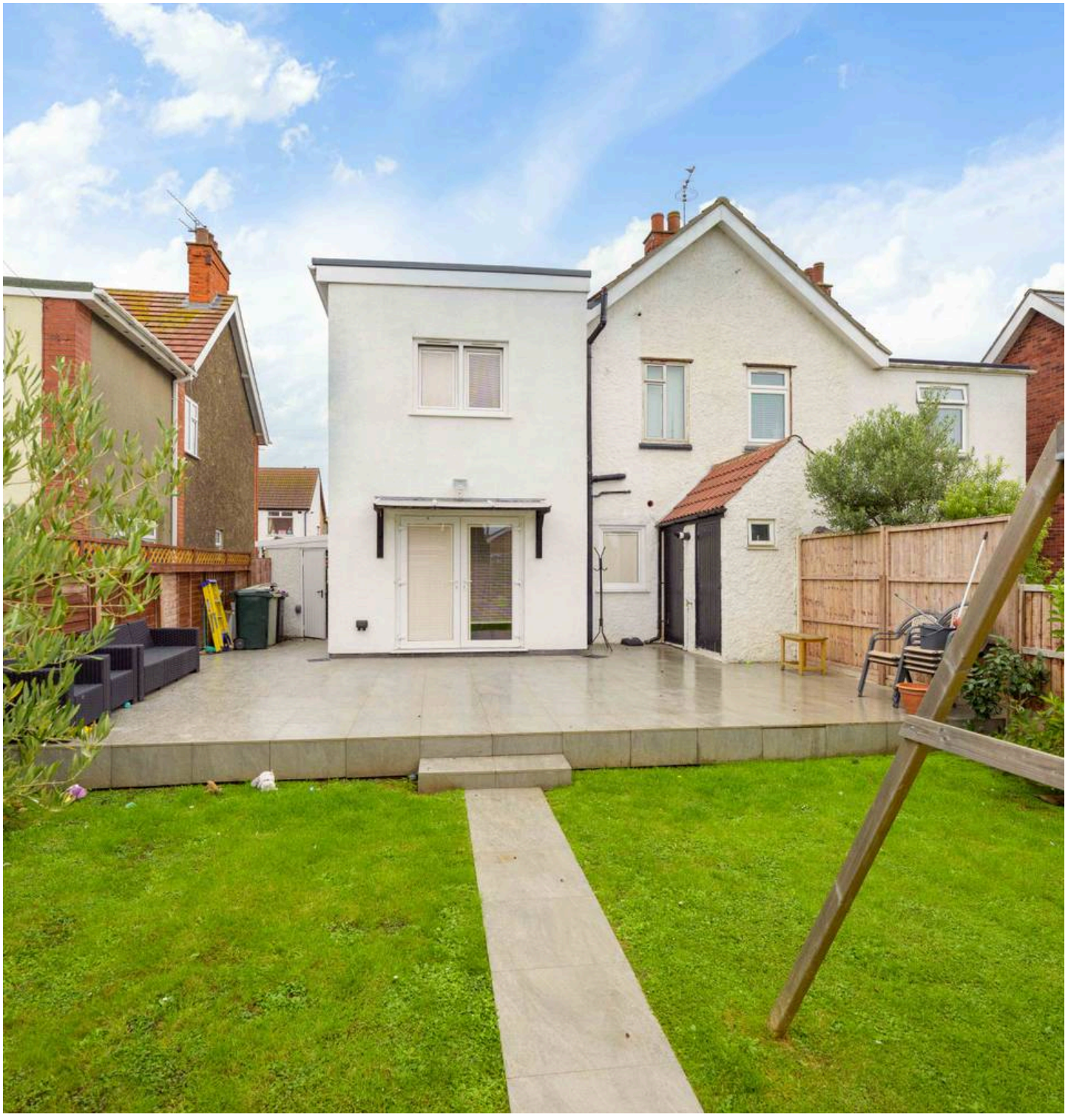

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AGENTS NOTES

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Ground Floor

Approx. 54.7 sq. metres (588.6 sq. feet)

First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)

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Total area: approx. 109.2 sq. metres (1175.4 sq. feet)

Newton Fallowell Estate Agents

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