



64 Laythorpe Avenue, Skegness,
Lincs, PE25 3BZ



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Freehold

£269,950



Key Features

- IMPROVED & EXTENDED
- POPULAR CUL-DE-SAC
- DRIVE & GARAGE
- NEW KITCHEN DINER
- RE-FITTED BATHROOM
- GAS CENTRAL HEATING
- EPC RATING C



An improved and extended 3 Bedroom Semi Detached House in a cul-de-sac location to the south of Skegness convenient for Seacroft Golf Course the town centre and the beach.

Internally the property comprises an Open Porch leading to the Entrance Hall, W.C, 19' Lounge with multi-fuel Burner, 16'8" Kitchen Diner. There are 3 Bedrooms and a Bathroom to the first floor. The gardens are lawned with a paved patio and stone chipped driveway leading to a Detached Garage. Viewing is essential to appreciate this beautiful family home. EPC Rating C





RECENT IMPROVEMENTS

The property has undergone a substantial renovation in the last 3 years to include an extension to the rear to provide a large Kitchen/Diner with bifold doors opening onto a patio seating terrace, a new central heating system which is under warranty until 2030 with new copper pipework, re-wired with a new electric consumer, re-fitted Bathroom, multi-fuel stove, new flooring and decoration and a re-built Garage. The property also has the benefit of a CCTV system.

ACCOMMODATION

Entrance is on the front elevation via an:-



OPEN PORCH

With composite door and side screens leading to the:-

HALLWAY

With radiator, stairs to first floor, feature wall panelling to half height, LVT flooring through to the Kitchen.

LOUNGE

3.65m x 6.06m (12'0" x 19'11")

With pvc window to the front elevation, feature fireplace with wooden mantle and inset multi-fuel stove, 2 radiators, recess for a T.V.

W.C

With built in furniture housing a W.C and hand basin, tiled floor, built in storage cupboard.



KITCHEN & DINING ROOM

3.8m x 5.14m (12'6" x 16'11")

The beautifully fitted kitchen comprises shaker style base and wall units, quartz worksurfaces with matching upstands, belfast sink unit with tap over, integrated washing machine and dishwasher, a range of tall units housing an integrated fridge and freezer, built in oven with warming drawer and built in microwave. A contrasting central island unit with seating for 4 has an inset ceramic hob and a bank of drawers below. Bifold doors with internal blinds open onto the rear paved patio seating area, pvc window to the rear elevation, skylight window, wall mounted T.V aerial point, downlights to ceiling, 2 modern vertical radiators, LVT flooring.

1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space and housing the Viessmann III gas central heating boiler (new 2023 - under warranty until June 2030), water mains booster and water softener.

BEDROOM 1

3.38m x 3.53m (11'1" x 11'7")

With pvc window to the front elevation, radiator, built in sliding doored wardrobes, modern vertical radiator, feature panelling to one wall with bedside lights, wall mounted T.V point.

BEDROOM 2

3.93m x 3.61m (12'11" x 11'10")

With pvc window to the rear elevation, radiator, built in cupboard.

BEDROOM 3

2.29m x 2.77m (7'6" x 9'1")

With pvc window to the front elevation, radiator.





BATHROOM

2.24m x 2.24m (7'4" x 7'4")

Beautifully fitted with a freestanding bath with pillar tap and hand shower attachment, shower enclosure with glass sliding door and direct shower, wall hung vanity unit with hand basin, W.C with concealed cistern, heated towel radiator, part tiled walls, tiled floor with underfloor heating, opaque pvc windows to the side and rear elevations.

OUTSIDE

To the front is a stone chipped driveway leading to the:-

GARAGE

2.61m x 5.54m (8'7" x 18'2")

With electric roller shutter door, light and power connected.

To the side is a lawned garden area with new fencing, gravelled garden border and a log store to the rear of the garage. A stone chipped path leads to the rear paved patio seating area.

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 - £1743.37



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.

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ANTI MONEY LAUNDERING REGULATIONS

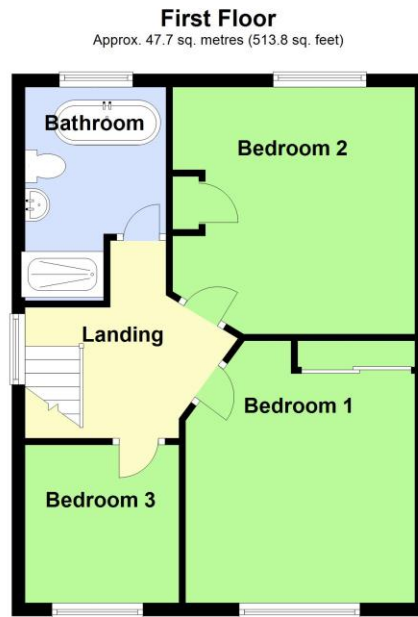
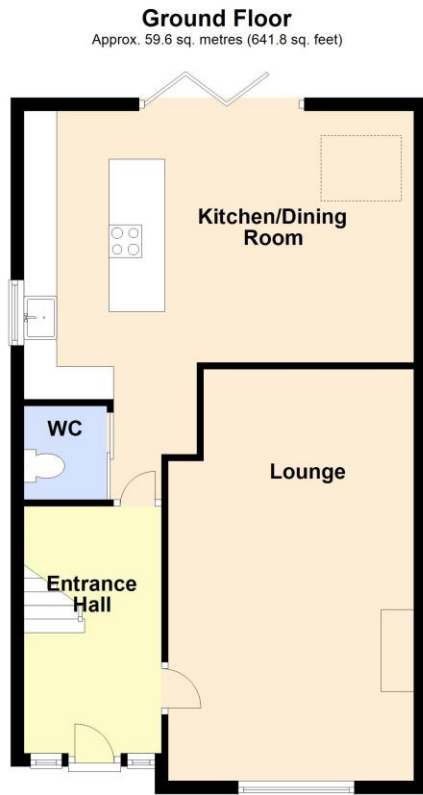
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Floorplan



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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