



Willsons  
SINCE 1842

24 Winthorpe Avenue, Winthorpe

£190,000



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24 Winthorpe Avenue,  
Skegness,  
Lincolnshire, PE25 1QY

### "AGENT'S COMMENTS"

*An opportunity to purchase a substantial period property located between the popular coastal resorts of Skegness and Ingoldmells. In need of renovation and formally utilized as a HMO, this dwelling provides scope for continued commercial or residential use. Having the benefit of plumbing to the majority of bedrooms, detached single garage, close to the local amenities and offered with no onward chain.*

### LOCATION

*Winthorpe with a primary school & sandy beaches is located on the outskirts of the seaside resort of Skegness. Skegness has primary & secondary schools including a grammar & colleges. There is a range of shops both national & independents including several supermarkets. There is also a hospital, doctor's surgeries, dentists & leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs & restaurants as well as takeaways of course one of which being fish & chips. Regular bus services run from Skegness along the coast through Winthorpe. Skegness also has a train station with services to Nottingham.*



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<https://www.willsons-property.co.uk>



### Front Of Property

With borders of mature hedging, concrete footpath via a wooden gate leads to the front door with areas of lawn either side.

### Hallway

With original features of stained glass surrounding the front door, carpeted flooring, storage cloak cupboard and period stairs leading to a galleried landing.

### Lounge

14'5" x 12'11" (4.39m x 3.94m)

With carpeted flooring, stainless steel sink unit, electric water heater and windows to front and side of the property.

### Office/Study

9'11" x 8'8" (3.02m x 2.64m)

With carpeted flooring and window to the front of the property.

### Kitchen/Diner/Bedsit

18'2" x 12'11" (5.54m x 3.94m)

With carpeted flooring, window to the side of the property, internal dividing wall giving access to kitchen area with a range of base and wall units, stainless steel sink, electric water heater, vinyl flooring, window to the rear and door to the rear hallway.

### Rear Hallway

With uPVC door leading to the rear garden, concrete flooring, access to a separate WC and shower.

### Sitting Room/Bedsit

12'10" x 9'9" (3.91m x 2.97m)

With a range of base and wall units, stainless steel sink, electric water heater, vinyl & carpeted flooring, window to the rear of the property, dividing wall and doorway leads to the bedroom/store area.

### Store Room

12'10" x 6'3" (3.91m x 1.91m)

With carpeted flooring and windows the side and rear of the property.

### Galleried Landing

With carpeted flooring, access to the loft space and window to the side of the property.

### Bedroom One

12'10" x 8' (3.91m x 2.44m)

With carpeted flooring, stainless sink unit, electric water heater and window to the rear of the property.

### Bedroom Two

12'10" x 8' (3.91m x 2.44m)

With carpeted flooring, stainless steel sink unit, electric water heater, access to bedroom three via internal door and window to the rear of the property.

### Bedroom Three

13'1" x 8'7" (3.99m x 2.62m)

With carpeted flooring, access to bedroom two via internal door and window to the rear of the property.

### Bedroom Four

9'11" x 8' (3.02m x 2.44m)

With carpeted flooring and window to the front of the property.

### Bedroom Five

9'11" x 8' (3.02m x 2.44m)

With carpeted flooring and access to Bedroom Six via internal door and window to front of the property.

### Bedroom Six

14'3" x 13'1" (4.34m x 3.99m)

With carpeted flooring, stainless steel sink and kitchen base units housing the electric consumer board and meters, window to the front of the property.

### Bathroom

With sink, bath, double airing cupboard housing immersion cylinder, vinyl flooring and window to the side of the property.

### Cloakroom

With vinyl flooring and window to side of the property.

### Rear Garden

With borders of mature hedging and trees and slabbed areas.

### Garage

24'9" x 10'3" (7.54m x 3.12m)

With manual roller shutter door, power, water and light connected.

### Energy Performance Certificate

The property has an energy rating of 'G'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 4635-4928-3500-0349-3222

### Services

We understand that mains electricity, gas (capped), drainage and water are connected to the property.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Viewing

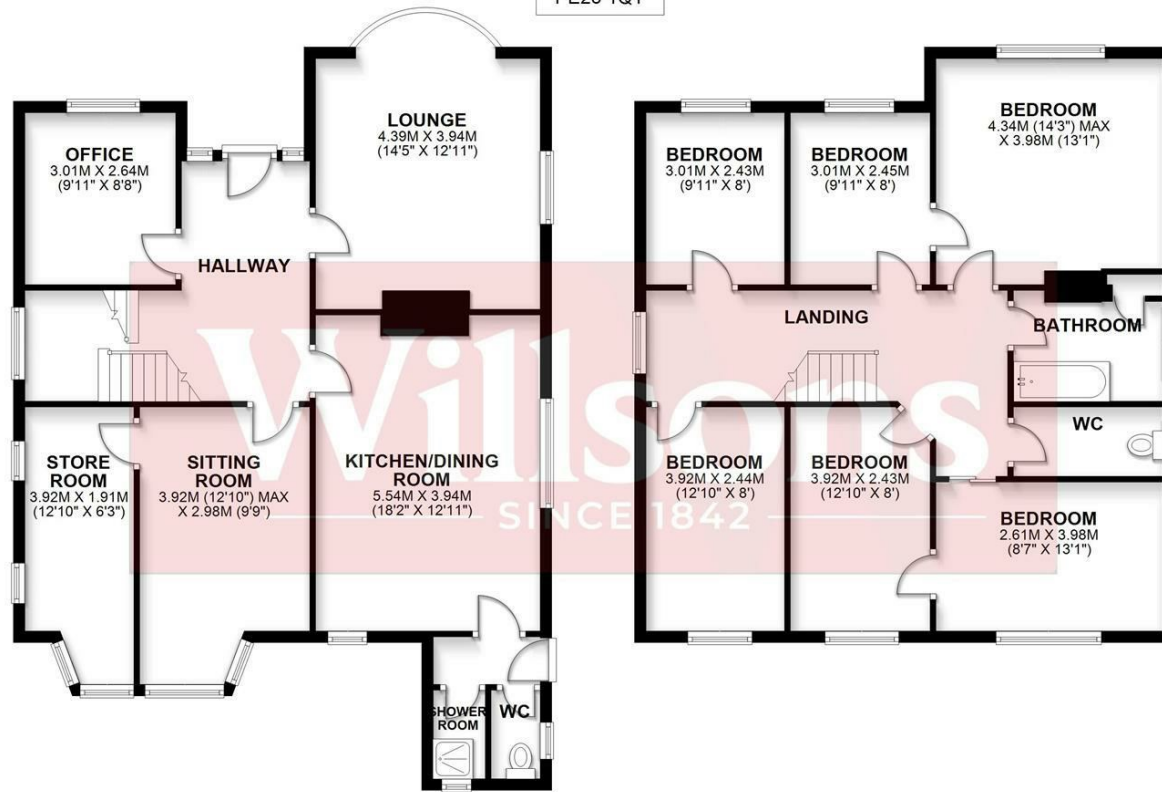
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

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24 Winthorpe Avenue  
Winthorpe  
Skegness  
PE25 1QY



FLOOR PLAN

TOTAL AREA: APPROX. 177.8 SQ. METRES (1913.6 SQ. FEET)

## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

