



**Spirewic Avenue, Skegness PE25 1EY**

**welcome to**

## **Spirewic Avenue, Skegness**

A well-presented 3-bedroom semi-detached home on Spirewic Avenue, Skegness, offering generous ground-floor living space, driveway parking and front and rear gardens. Ideally located near local amenities and schools.

### **Entrance**

Composite entrance door leads into the hallway which has a radiator, stairs leading to the first floor and doors into the following rooms:

### **Lounge**

11' 9" x 13' 8" ( 3.58m x 4.17m )  
Has a window to the front elevation and a radiator

### **Kitchen Diner**

20' 11" x 9' ( 6.38m x 2.74m )  
Comprising of modern wall, base and drawer units with worktop space over, sink, window to the side elevation, integrated dishwasher, extractor fan, radiator, ample space for a dining table and open access into:

### **Snug**

7' 6" x 9' 11" ( 2.29m x 3.02m )  
Has doors leading into the conservatory

### **Conservatory**

14' 7" x 9' 4" ( 4.45m x 2.84m )  
Has windows, door to the rear and a radiator.

### **Utility Room**

10' 3" x 7' 7" ( 3.12m x 2.31m )  
Has a door to the rear, wall and base units with space for appliances, door leading into WC.

### **Wc**

Has a WC, sink and opaque window

### **Landing**

Has loft hatch access, radiator and doors into:

### **Bedroom 1**

11' 11" x 11' 9" ( 3.63m x 3.58m )  
Has a window and radiator

### **Bedroom 2**

11' 9" x 9' ( 3.58m x 2.74m )  
Has a window to the rear and radiator

### **Bedroom 3**

8' 10" x 8' 7" ( 2.69m x 2.62m )  
Has a window, radiator and 3 storage cupboards.

### **Bathroom**

Has a bath, double shower with dual shower heads, sink with vanity storage, WC, opaque window and towel radiator.

### **External**

Externally the property benefits from a driveway to the front. The rear is lawned with a patio area and shed.

### **Agents Note**

The property has Karndean flooring throughout the ground floor with warranty and the boiler has been regularly serviced and upgraded.





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welcome to

## Spirewic Avenue, Skegness

- Well-presented 3-bedroom semi-detached house
- Situated on the popular Spirewic Avenue
- Spacious ground-floor layout
- Driveway for off-road parking
- Front and rear gardens

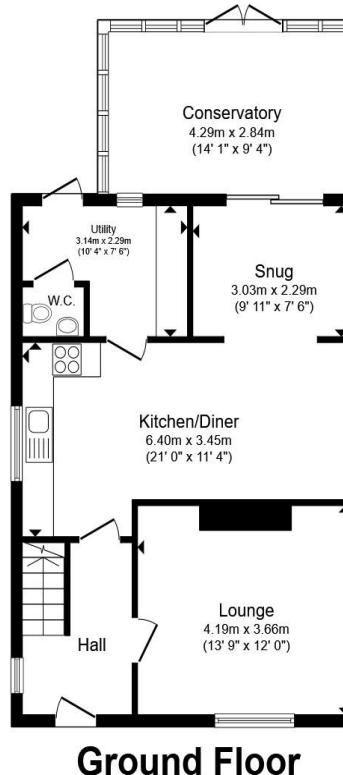
Tenure: Freehold EPC Rating: C

Council Tax Band: A

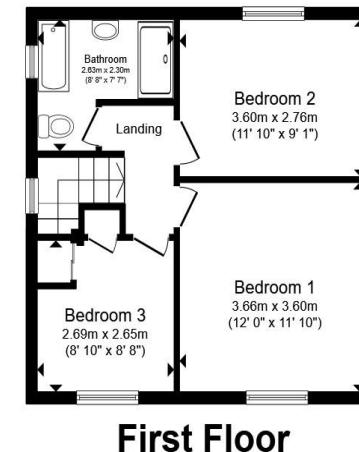
# £190,000

### directions to this property:

See Multi-map illustration



Ground Floor



First Floor

Total floor area 113.0 m<sup>2</sup> (1,217 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:  
SKG110059 - 0005

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