



St. Marys Road, Skegness PE25 2LR

welcome to

St. Marys Road, Skegness

A well-presented three-bedroom semi-detached house on the popular St Mary's Road in Skegness. Offering spacious living areas, a modern kitchen, generous rear garden and a large garage, this home is ideally located close to schools, shops, medical facilities and excellent transport links.

Entrance Hallway

Via a uPVC double glazed door leading into the entrance hallway which offers under stair storage which houses the boiler, radiator and window to front elevation.

Lounge

18' 1" x 11' 4" (5.51m x 3.45m)

A good sized, neutral lounge with a window to the front elevation, radiator and feature double doors leading into the dining room and an additional set of double doors leading into the Sun room..

Sun Room

Ideal to be used as a play room, home office, study or downstairs guest bedroom. With French doors leading out to the rear garden.

Dining Room

9' 8" x 9' 6" (2.95m x 2.90m)

Window to side elevation, radiator and open access leading into the kitchen.

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

A modern fitted kitchen consisting of white gloss wall, base and drawer units with complimentary worktop space over, inset sink, drainer & mixer tap, space for a cooker with stainless steel extractor hood, integrated microwave, window and door to rear elevation.

Shower Room

Modern shower room with tiled double walk in shower, Wc, sink, towel radiator and tall storage cupboard. The shower room is situated downstairs whilst there is an additional Wc upstairs.

Landing

A spacious landing with electric wall mounted radiator, a feature tall window above the staircase and a good sized recess which could be used for additional storage furniture.

Wc

Wc with window to side elevation.

Bedroom One

13' 10" x 9' 9" (4.22m x 2.97m)

Double bedroom with radiator and window to rear elevation.

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m)

Double bedroom with radiator and window to rear elevation.

Bedroom Three

9' 4" x 9' 8" (2.84m x 2.95m)

Ample built-in storage cupboards with shelving and hanging space and window to front elevation.

External

The front of the property is mainly gravelled with a driveway that leads down the side of the property to the rear garden.

The rear garden has a garage and is mainly laid to lawn with a patio area.

Garage

13' 3" x 19' 2" (4.04m x 5.84m)

Garage has an up and over door which has been replaced since taking ownership of the property. With windows to the front, side and rear elevations and with power and lighting. The garage roof has also been replaced.





view this property online williamhbrown.co.uk/Property/SKG110036



welcome to

St. Marys Road, Skegness

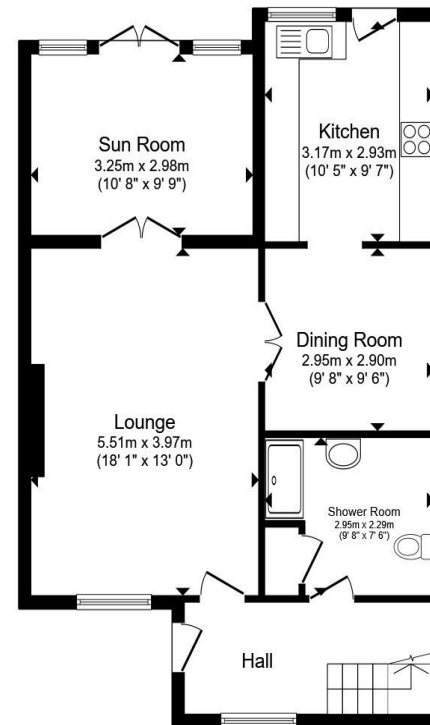
- Three-bedroom semi-detached home - sold with no chain!
- Good-sized lounge and separate dining room
- Modern fitted kitchen
- Ground-floor shower room and first-floor WC
- Front driveway and gated access to rear

Tenure: Freehold EPC Rating: D

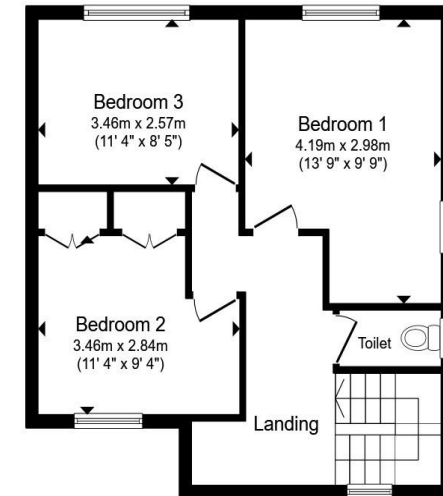
Council Tax Band: B

offers over

£210,000



Ground Floor



First Floor

Total floor area 118.8 m² (1,279 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



view this property online williamhbrown.co.uk/Property/SKG110036



Property Ref:
SKG110036 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk