



 **NEWTON**
FALLOWELL

65 Hoylake Drive, Skegness - PE25 1AQ
£230,000

65 Hoylake Drive

Skegness

A well presented 3 bedroom semi detached house situated in a great location convenient for the town, beach and North Shore Golf Course. The accommodation comprises Entrance Hall, Lounge, open plan Kitchen and Dining Room with patio doors leading out to the rear garden, Utility Room and Shower Room. To the first floor are 3 Bedrooms and Bathroom. The property benefits from off street parking with EV charging point and an enclosed rear garden with timber garden. Viewing is highly recommended to appreciate this modern family home. EPC Rating C.

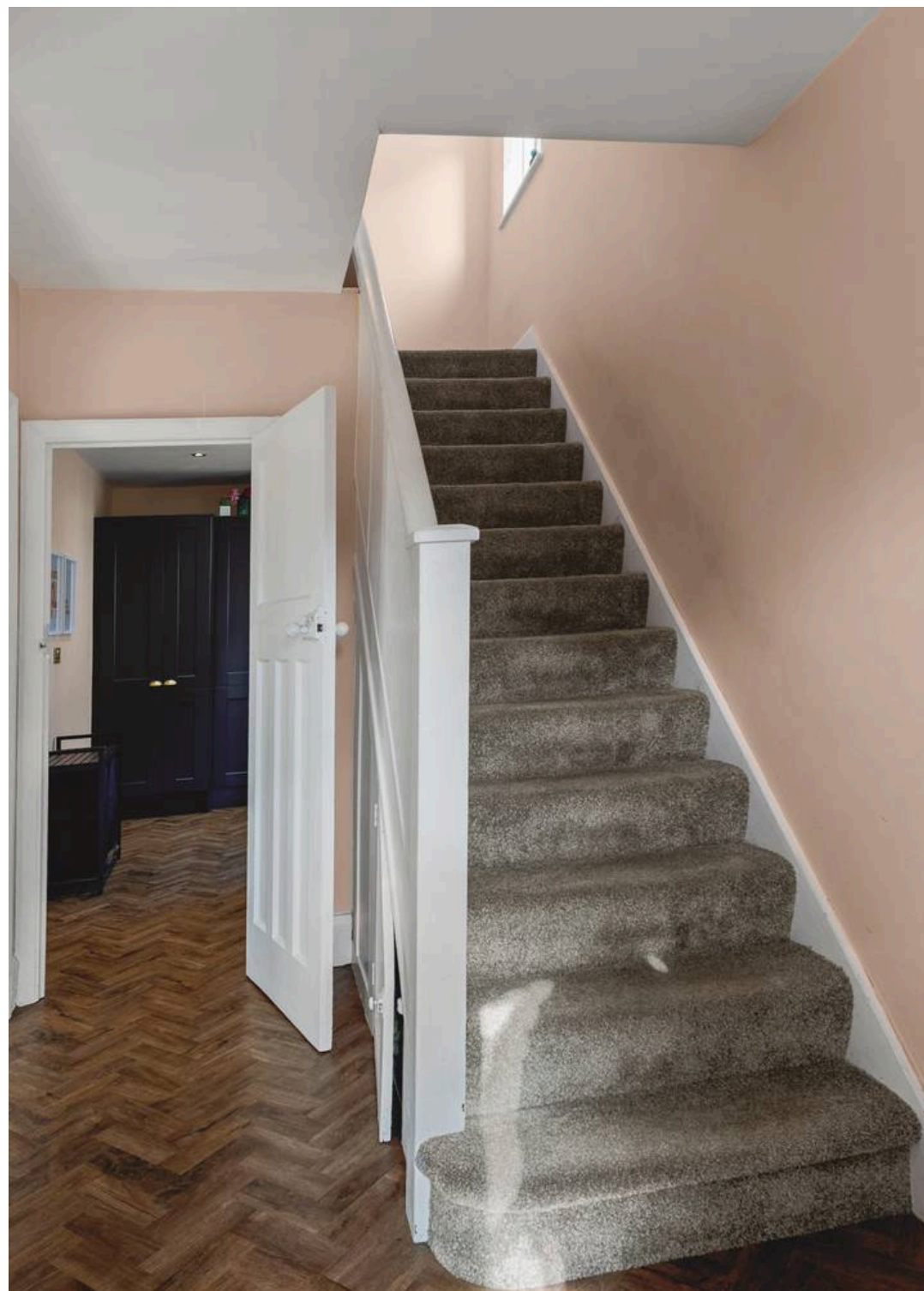
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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ACCOMMODATION

Entrance is on the front elevation via a PORCH with pvc door to the:-

HALLWAY

With stairs to the first floor, radiator, built in understairs storage cupboard, radiator, LVT flooring.

LOUNGE

12' 0" x 11' 10" (3.66m x 3.60m)

With pvc window to the front elevation, radiator, feature fireplace surround with inset gas coal effect fire, LVT flooring.

KITCHEN

12' 6" x 10' 8" (3.80m x 3.25m)

Fitted with a range of modern shaker style base and wall units, worksurfaces with matching upstands and tiled splashbacks, inset sink unit with mixer tap over, Cuisine range cooker with extractor hood above, integrated dishwasher, built in wine cooler, space for fridge freezer, modern vertical radiator, door to Utility Room and LVT flooring leading through to the:-

DINING ROOM

12' 0" x 10' 7" (3.67m x 3.22m)

With pvc sliding patio door to the rear garden, modern vertical radiator, access to roof space, door to Shower Room.

UTILITY ROOM

12' 6" x 6' 7" (3.80m x 2.00m)

With modern shaker style tall units with space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, base unit with worksurface over, understairs storage cupboard, LVT flooring, pvc window and pvc door to the side elevation.





SHOWER ROOM

12' 0" x 4' 6" (3.67m x 1.38m)

Fitted with a large walk in shower enclosure with direct twin head shower, W.C, hand basin in a vanity unit, tiled walls, pvc window to the side elevation.

FIRST FLOOR LANDING

With pvc window to the side elevation.

BEDROOM 1

12' 0" x 10' 10" (3.67m x 3.30m)

With pvc window to the front elevation, radiator, wall mounted T.V aerial point.

BEDROOM 2

12' 5" x 10' 10" (3.79m x 3.30m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

8' 6" x 7' 7" (2.60m x 2.30m)

With pvc window to the front elevation, radiator.

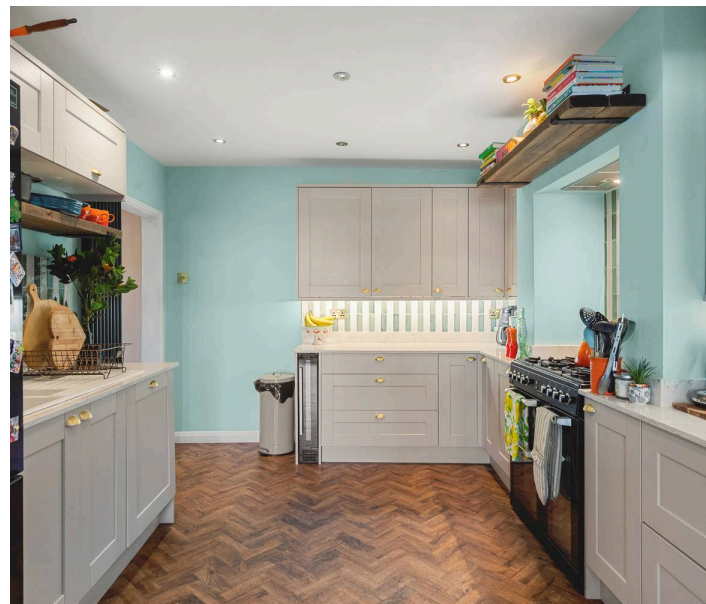
BATHROOM

7' 7" x 6' 5" (2.30m x 1.96m)

Fitted with a freestanding slipper bath with traditional mixer tap and hand shower attachment over, traditional style pedestal hand basin and W.C, tiled walls, opaque pvc window to the side elevation.

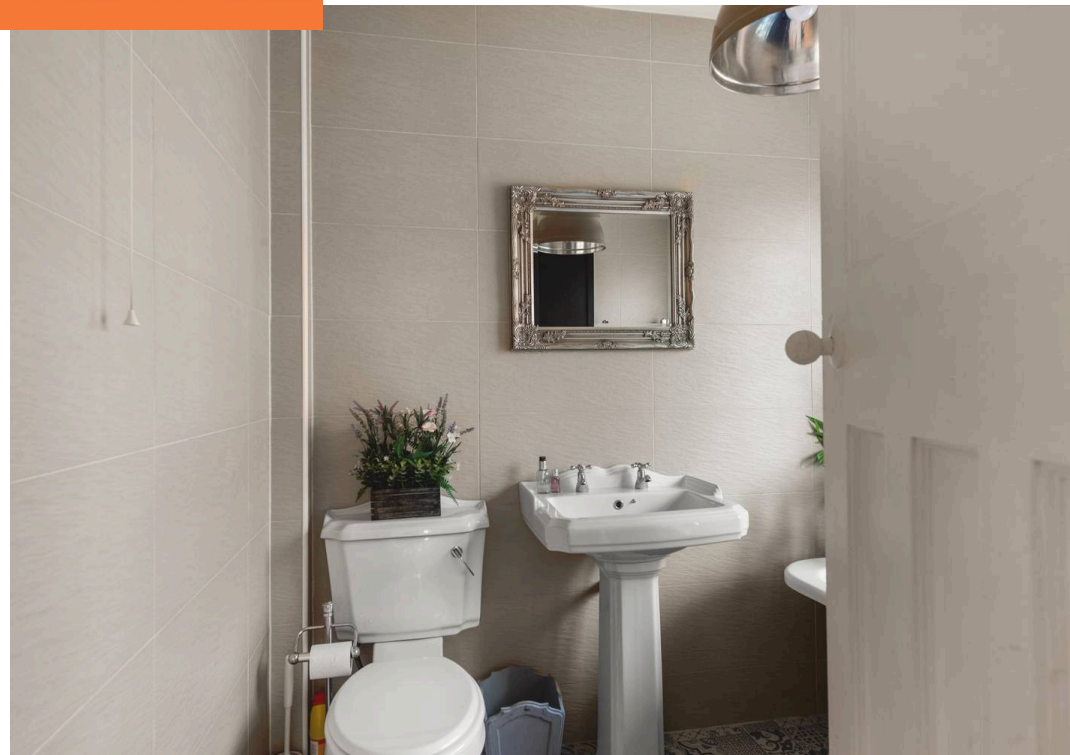
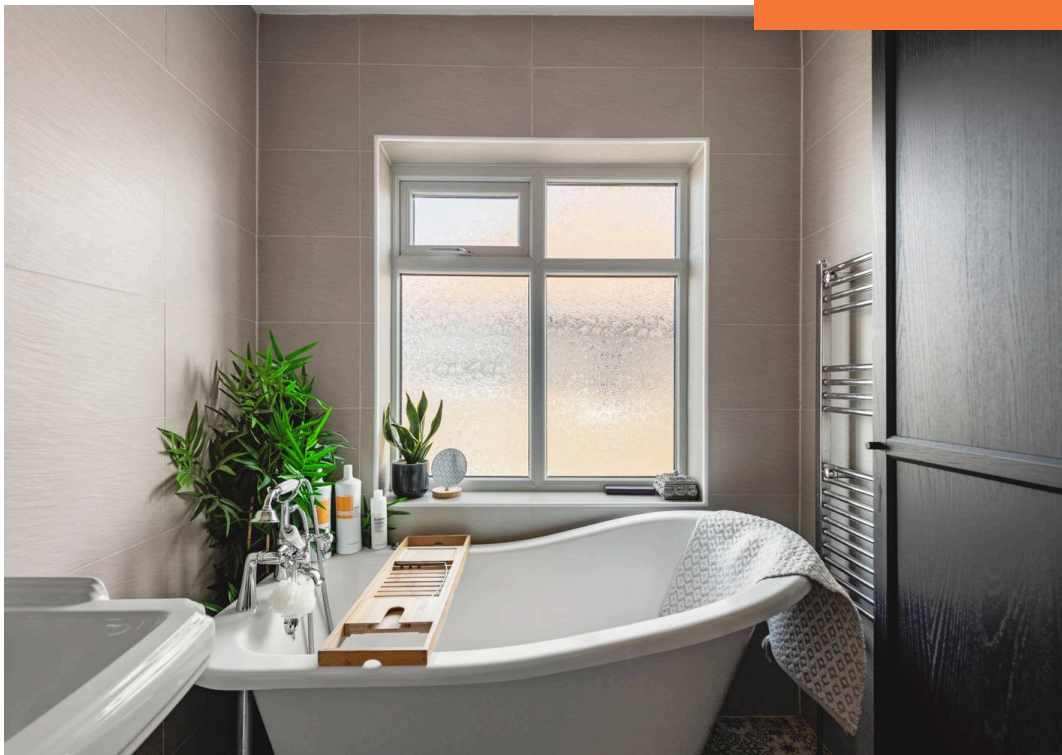
OUTSIDE

To the front is a concrete drive with gravelled area providing additional parking, EV charging point and wrought iron gates opening onto an inner concrete drive with water butts and space for bins. The rear garden is enclosed with fencing and includes a lawned area, paved and decked patio seating areas, and timber garden Shed.





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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

ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks IS £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



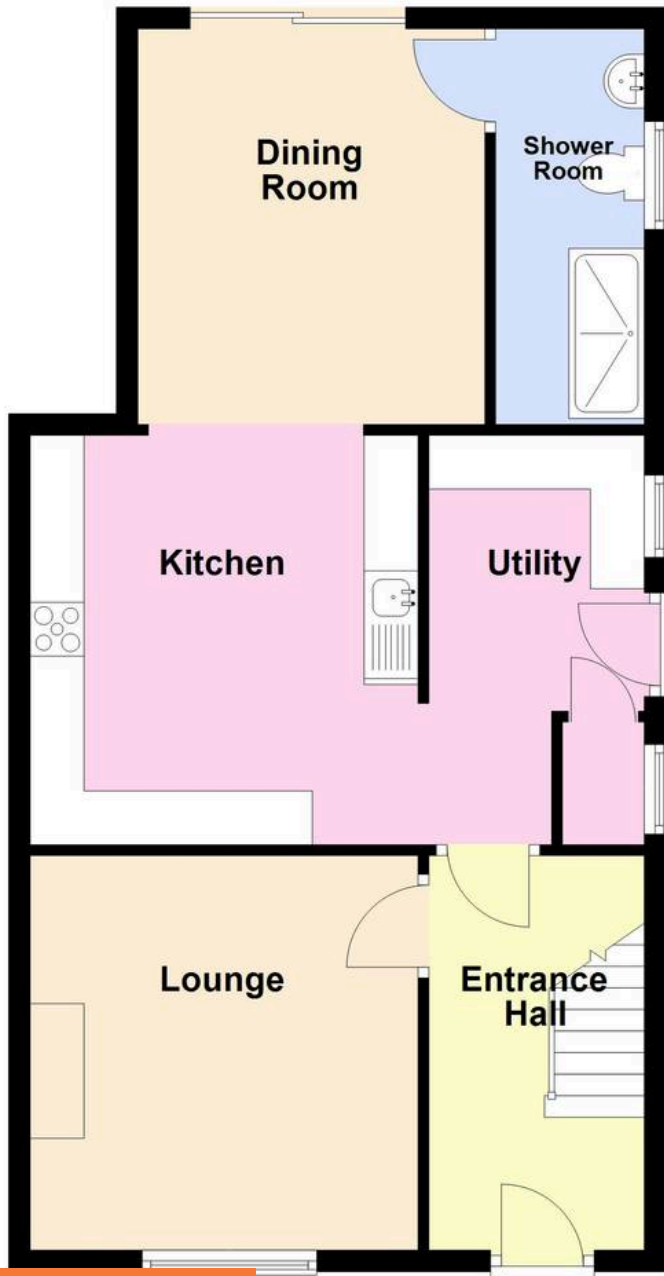


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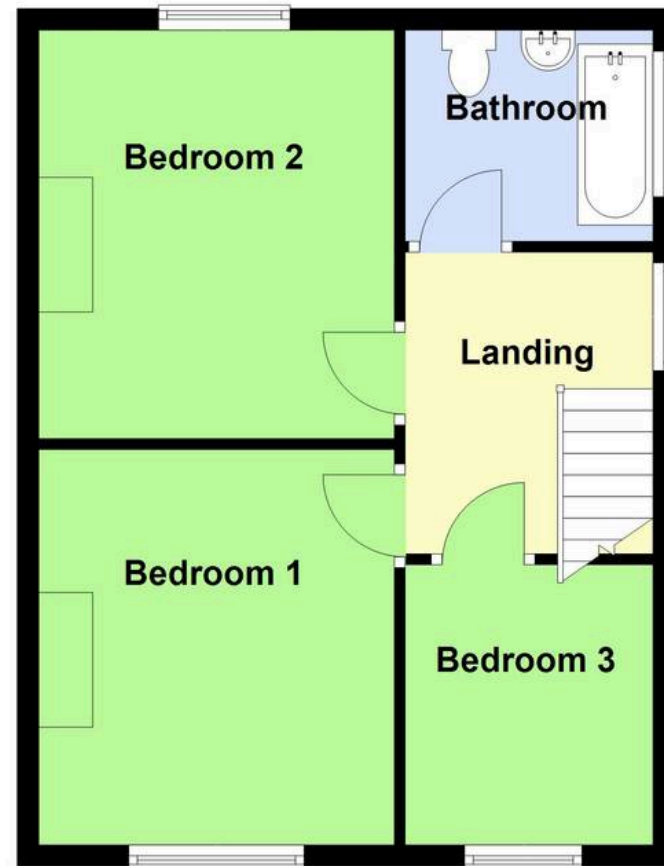
Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)





Newton Fallowell Estate Agents

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