



37 Derby Avenue, Skegness, PE25 3DH



£425,000 Freehold

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Key Features

- Unique Family Home
- Heated Spa & Pool
- Sea Views
- Master En-Suite Bedroom
- Garden Room & Balcony
- Lounge & Dining Room
- Ample Parking & Garage
- Must be Viewed
- EPC Rating C



NO CHAIN. A unique 4 bedroom detached house situated at the head of a very pleasant residential cul-de-sac to the south of Skegness with ample parking, Garage and private gardens with a heated Spa Pool.

The spacious living accommodation is set out on the first floor to benefit from the lovely sea views to the rear and comprises of a galleried Landing, Study, Kitchen built around a circular Bay window, Utility, W.C, Snug, Lounge, Dining Room and Garden Room which opens onto a Balcony. To the ground floor is a Master Bedroom with En-suite Shower Room, 3 further Bedrooms, a spacious family Bathroom and Reception Hall with a feature staircase. Viewing is essential to appreciate the location of this lovely family home. EPC Rating C





LOCATION

Derby Avenue lies at the quiet end of town by beautiful golden beaches close to the secluded Gibraltar Point Nature Reserve and a few minutes walk away are local shops and the superb Seacroft Championship Golf Links.

The property is ideally located for the beach with a public footpath at the bottom of Derby Avenue leading straight down to the sand dunes.

ACCOMMODATION

Entrance is via a feature open PORCH with brick pillars and a ramped entrance leading to a pvc double glazed door with matching side screens opening to the:-



ENTRANCE HALL 6.12m x 3.58m (20'1" x 11'8")

With arched pvc window to the side elevation, 2 radiators, stairs leading to the first floor with built in cupboard under, door to Garage.

BEDROOM 4 4.34m x 4.12m (14'2" x 13'6")

being shaped. With semi circular bay to the front elevation with 5 inset pvc windows, radiator, built in wardrobes.

BEDROOM 3 4.19m x 3.61m (13'8" x 11'10")

With pvc window to the front elevation, radiator.

INNER HALL 3.45m x 2.06m (11'4" x 6'10")

With radiator.

FAMILY BATHROOM 4.19m x 2.46m (13'8" x 8'1")

Fitted with an oval freestanding bath on a raised plinth with pillar tap, wall mounted hand basin in a vanity unit, further wall mounted cupboards, W.C, bidet, walk in shower enclosure with screen door, wet wall panelling, extractor, heated towel radiator.

BEDROOM 2 4.22m x 3.58m (13'10" x 11'8")

With pvc window to the rear elevation, radiator, built in wardrobes forming a bed recess with top cupboards and bedside cabinets.



BEDROOM 1 5.56m x 3.91m (18'2" x 12'10")

With a range of oak doored wardrobes to one wall, storage shelves, matching dressing table and bedside cabinets and headboard, radiator, wide pvc sliding patio doors opening onto the rear garden.

JACK AND JILL EN-SUITE SHOWER ROOM

2.62m x 2.06m (8'7" x 6'10")

Fitted with a corner shower pod with body jets, WC, hand basin in a vanity unit, tiled walls and floor, chrome vertical towel radiator, extractor, pvc patio doors to the garden.

GALLERIED LANDING

With radiator.

KITCHEN 4.29m x 4.17m (14'1" x 13'8")

With a semi circular bay with 9 inset pvc windows providing a lovely view along Derby Avenue. Fitted with a range of base and wall units, work surfaces, inset sink unit with mixer tap over, space for a range cooker with stainless steel cooker hood above, recess for a large refrigerator, breakfast bar with radiator under, wine racks, downlights to the ceiling, arched window over looking the landing.

STUDY 4.22m x 3.61m (13'10" x 11'10")

With pvc window to the front elevation, radiator.

UTILITY ROOM 3.07m x 2.44m (10'1" x 8'0")

With base and wall units, work surfaces with inset 1 1/2 bowl sink unit and mixer tap over, space for washer and dryer, access to roof space, extractor, built in cupboard housing an insulated hot water cylinder, built in airing cupboard housing the gas central heating boiler.

W.C

With hand basin and extractor.

LOUNGE 6.1m x 4.27m (20'0" x 14'0")

With corner set raised marble hearth with gas 'coal flame' fire, 2 radiators, arched pvc window to the side elevation, large window overlooking and patio doors leading to the Garden Room, both providing sea views, double doors to the Snug and arched opening to the:-





DINING ROOM 3.61m x 2.59m (11'10" x 8'6")

With corner set pvc window to the front elevation, radiator.

SNUG 4.24m x 3.61m (13'11" x 11'10")

With pvc window to the rear elevation with sea view, radiator.

GARDEN ROOM 6.1m x 1.8m (20'0" x 5'11")

With pvc sliding patio doors with Juliette Balcony providing sea and garden views, ceiling fan light, 2 radiators, pvc door opening onto:-

ROOF TERRACE 8.18m x 3.05m (26'10" x 10'0")

With decking, power points, exterior lighting.

OUTSIDE

A shared drive at the foot of Derby Avenue provides access to both No's 35 & 37.

The property is bordered by a brick wall which opens onto a block paved drive providing ample parking with inset garden beds and access to the:-

GARAGE 6.91m x 2.97m (22'8" x 9'8")

With up and over vehicle door, light and power, high level pvc window, electric fuses, cold water tap (gas central heating boiler for pool) and a further up and over vehicle door a rear covered and paved seating terrace.

A path from the front leads to the rear garden which is lawned with patio seating area and:-

HEATED SWIMMING POOL

being 14m long (46ft) with spa area and sliding polycarbonate domed cover.



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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band F - 2025/26 - £3,237.69

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. The cost of these checks is £66(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.





Ground Floor

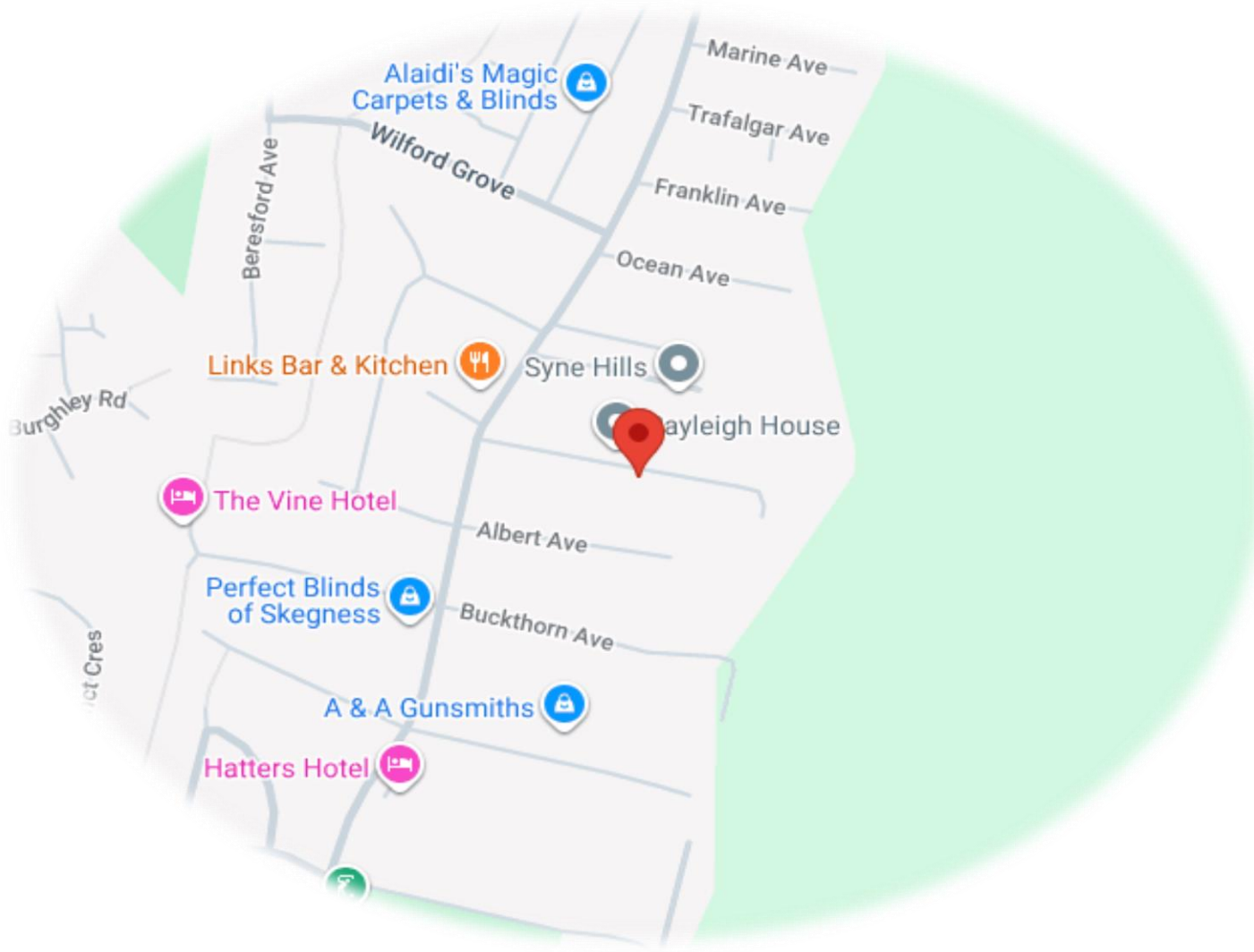
Approx. 145.5 sq. metres (1565.8 sq. feet)



First Floor

Approx. 123.5 sq. metres (1329.8 sq. feet)





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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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