



 **NEWTON**  
**FALLOWELL**

81 Hoylake Drive, Skegness – PE25 1AQ  
£229,950

# 81 Hoylake Drive

Skegness

A very well presented 3 Bedroom semi detached house in a lovely residential location close to the North Shore Golf Course, Beach and Schools. The accommodation comprises Porch, Entrance Hall, W.C, Lounge, open plan Kitchen and Dining Room to the ground floor, 3 Bedrooms and a Bathroom to the first floor and a very useful attic room to the third floor with large walk in store. There are lawned gardens to the front and rear with concrete drive providing off road parking. Viewing is essential. EPC Rating D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





#### **PORCH**

Entrance is on the front elevation via a pair of pvc doors opening to the:-

#### **HALLWAY**

With stairs leading to the first floor, radiator.

#### **W.C**

With W.C, opaque pvc window to the side elevation.

#### **LIVING ROOM**

13' 1" x 10' 11" (3.98m x 3.32m)

With pvc window to the front elevation, feature faux fireplace with wooden mantle, radiator.

#### **DINING ROOM**

13' 9" x 11' 2" (4.20m x 3.40m)

With pvc french doors opening to the rear garden, understairs storage cupboard and being open plan with the:-

#### **KITCHEN**

9' 2" x 7' 3" (2.80m x 2.21m)

Fitted with a modern range of base units with worksurfaces and matching upstands above, inset 1 1/2 bowl sink unit, built in oven with gas hob and glass splashback above, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, pvc window to the side elevation.

#### **FIRST FLOOR LANDING**

With radiator, stairs to Attic space.

#### **BEDROOM 1**

13' 1" x 10' 11" (3.99m x 3.32m)

With pvc window to the front elevation, radiator.

#### **BEDROOM 2**

10' 0" x 9' 11" (3.04m x 3.02m)

With pvc window to the rear elevation, radiator.



### BEDROOM 3

11' 11" x 7' 3" (3.63m x 2.22m)

With pvc window to the side elevation, radiator.

### BATHROOM

8' 2" x 6' 9" (2.48m x 2.07m)

With shower enclosure with direct shower, vanity unit with hand basin and W.C with concealed cistern, cupboard housing the gas central heating boiler, pvc window to the rear elevation.

### ATTIC ROOM

18' 6" x 15' 6" (5.63m x 4.72m)

With pvc window to the side elevation, 2 radiators, access to eaves storage space.

### WALK IN STORE

10' 7" x 5' 10" (3.22m x 1.77m)

With radiator.

### OUTSIDE

To the front is a lawned garden with gravel chipped shrub borders. A tarmac drive provides off road parking with inner gates leading to a further parking area at the rear. The enclosed rear garden includes a lawned area, concreted seating area and decked seating area, outside tap and electric point.

### TENURE

Freehold.

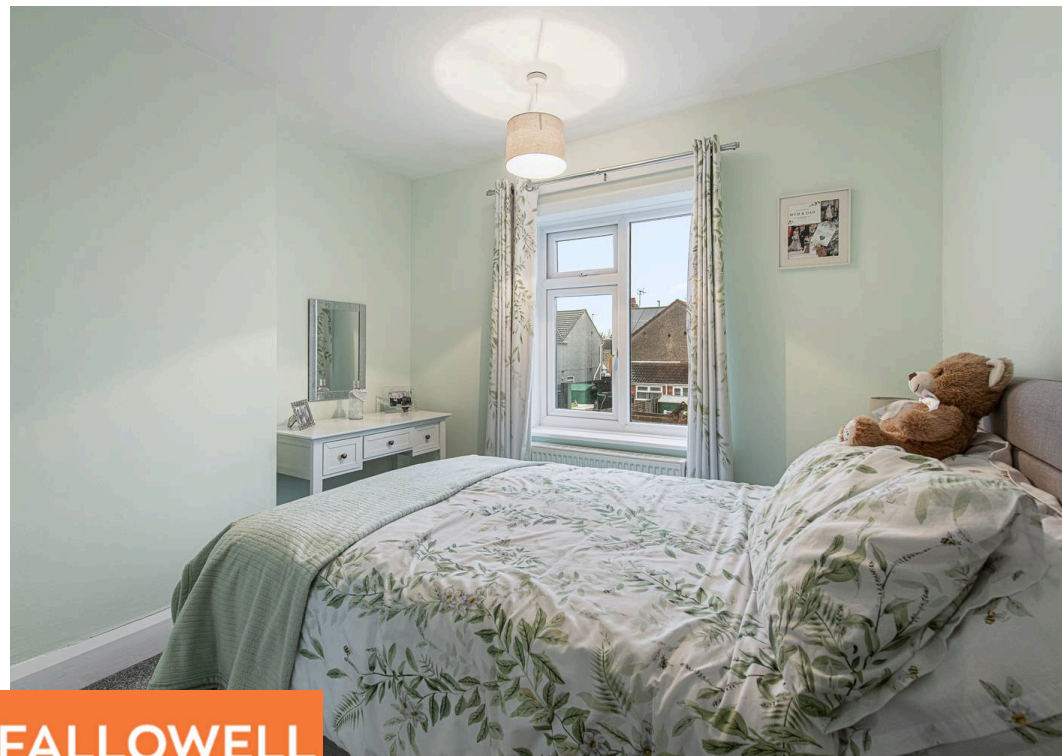
### SERVICES

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.

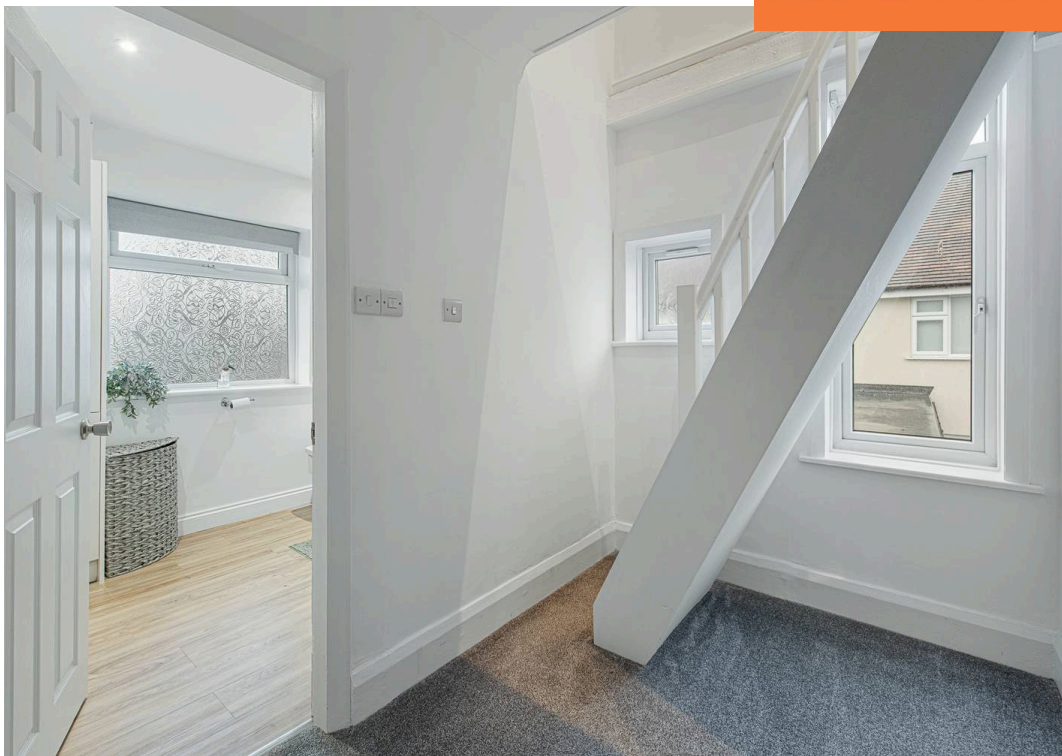
### VIEWING

By prior appointment with Newton Fallowell office in Skegness.





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## **COUNCIL TAX**

Charging Authority – East Lindsey District Council Band B  
- 2025/26 – £1,743.37

## **MONEY LAUNDERING REGULATIONS**

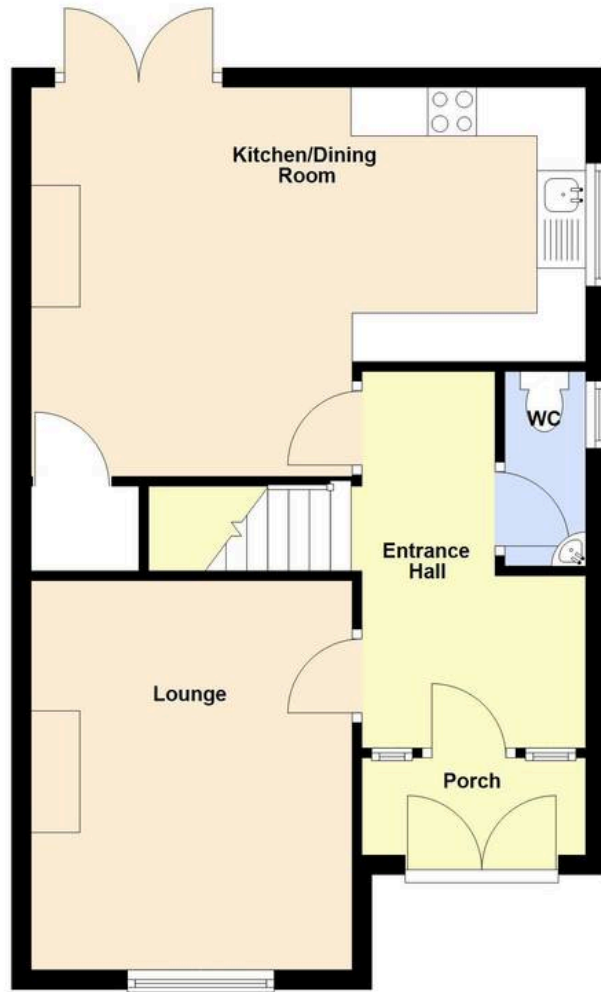
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.

## **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.

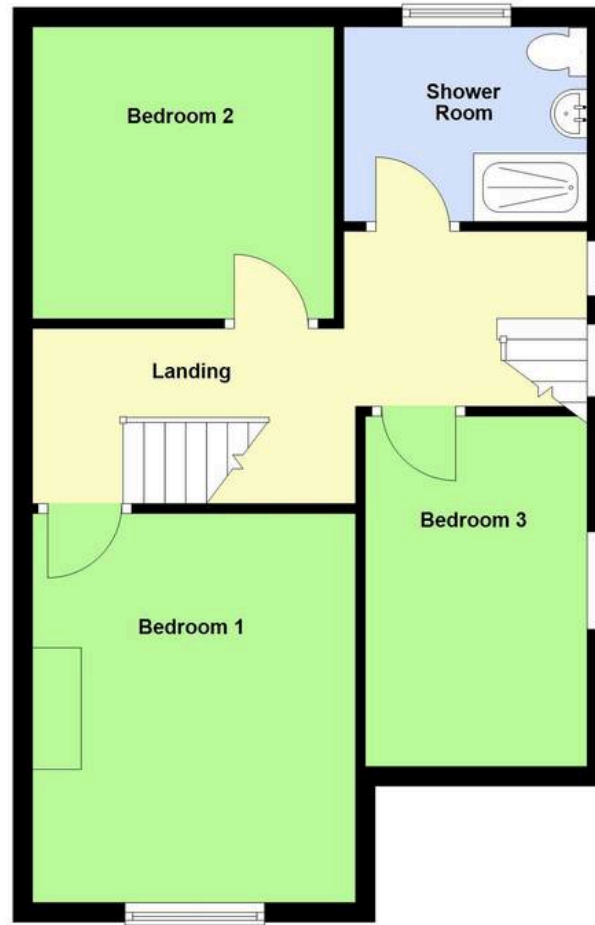
### Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



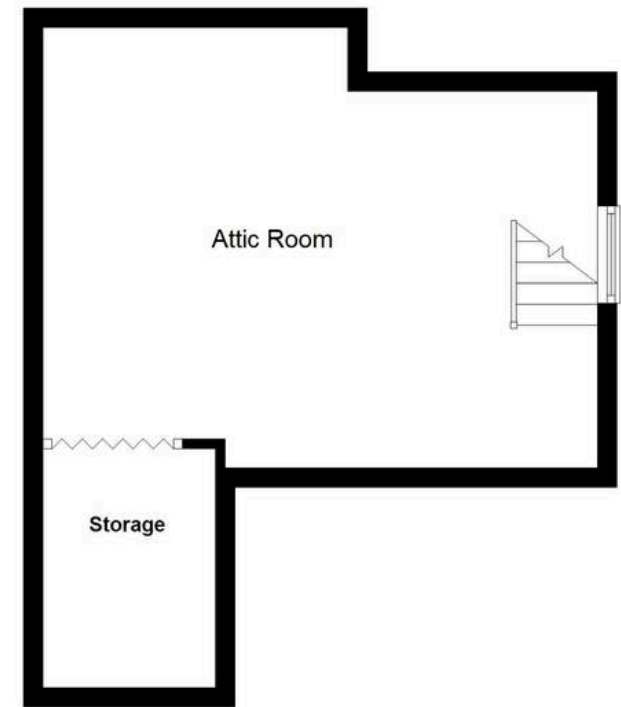
### First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



### Second Floor

Approx. 28.1 sq. metres (302.6 sq. feet)





## Newton Fallowell Estate Agents

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