



Melbourne Drive, SKEGNESS PE25 2HZ

welcome to

Melbourne Drive, SKEGNESS

Well presented three bedroom detached bungalow located on Melbourne Drive in Skegness, offering spacious accommodation including a lounge/diner, modern fitted kitchen, shower room, conservatory and utility lean-to. Externally the property benefits from wrap around gardens, driveway & garage.

Entrance Hallway

Entered via Upvc door with radiator, cupboard housing Worcester boiler and leading to all other rooms.

Lounge - Diner

20' 11" x 12' 7" (6.38m x 3.84m)

Light & airy room with dual aspect UPVC windows, radiator & electric fire with surround.

Kitchen

9' 3" x 8' 4" (2.82m x 2.54m)

Modern wall, base and drawer units with worktop space over, inset sink & drainer, integrated fridge, gas hob and extractor fan, integrated oven & microwave, radiator, window to side elevation and door leading to:

Utility

13' 10" x 5' 5" (4.22m x 1.65m)

Of upvc construction, space and plumbing for washing machine. Ample room for further appliances or storage.

Inner Hall

With loft access with drop down ladder and leads on to:

Shower Room

8' 2" x 5' 6" (2.49m x 1.68m)

Two upvc windows, wash hand basin into inset vanity unit, low level wc, shower cubicle, tiled walls, radiator & extractor fan.

Bedroom 1

11' 3" x 10' 11" (3.43m x 3.33m)

Upvc window to the rear aspect, radiator, fitted wardrobe.

Bedroom 2

10' 10" x 9' 3" (3.30m x 2.82m)

Radiator, UPVC French doors leading to:

Conservatory

7' 1" x 6' 10" (2.16m x 2.08m)

Of timber and upvc construction, wooden flooring, French doors to the garden.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

Upvc window to the side aspect & radiator.

External

To the front and side are gardens laid to lawn and gravel, concrete drive leads to the single garage. The rear garden is a low maintenance style laid to patio with two sheds, gated access to the driveway and the front garden.





view this property online williamhbrown.co.uk/Property/SKG110141



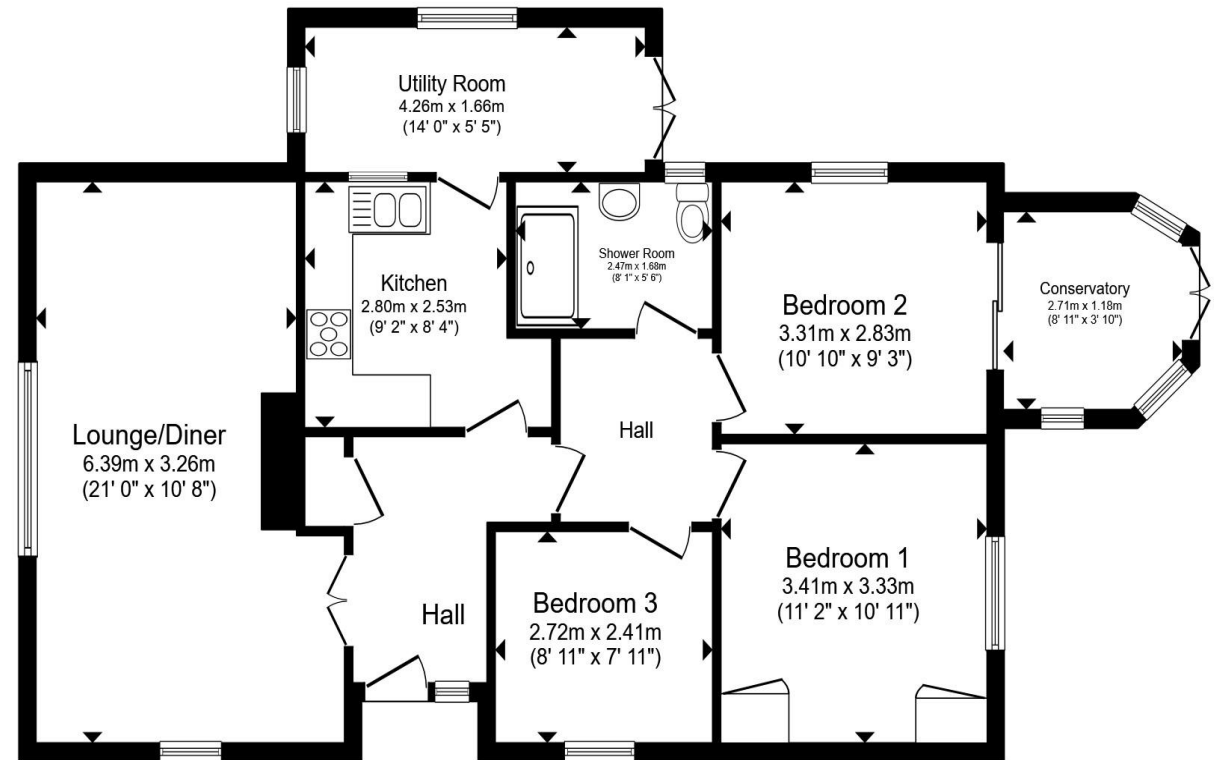
welcome to

Melbourne Drive, SKEGNESS

- Detached bungalow
- Three bedrooms
- Spacious lounge/diner
- Modern fitted kitchen
- Shower room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£230,000



Total floor area 87.4 m² (941 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/SKG110141



Property Ref:
SKG110141 - 0003

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