



**Winthorpe Avenue, Skegness PE25 1QY**



**welcome to**

**Winthorpe Avenue, Skegness**

**\*\*\*DECEPTIVELY SPACIOUS\*\*\***

We welcome to the market this well presented 4 Bedroom DETACHED HOUSE Located in a good proximity to local amenities and WALKING DISTANCE TO THE SEAFRONT!!!



**Entrance**

Entrance door leads into the hallway which has a radiator, stairs leading to the first floor and doors leading into the following room:

**Lounge**

13' 9" x 13' 7" max ( 4.19m x 4.14m max )  
Has two built in cabinets with shelving and spot lights, feature fireplace, window to the front elevation and a radiator.

**Kitchen**

8' 6" x 15' 8" ( 2.59m x 4.78m )  
Comprising of wall, base and drawer units with worktop space over, sink, window to the side, storage cupboard, door into utility and open access into the sun room:

**Utility Room**

3' 10" x 8' 6" ( 1.17m x 2.59m )  
Has space and plumbing for a washing machine and tumble dryer and an opaque window.

**Sun Room**

14' 10" x 13' 5" ( 4.52m x 4.09m )  
Has a window to the rear and side elevation, door to the rear leading externally and a radiator.

**Landing**

Has stairs leading to the 2nd floor room and doors into the following rooms:

**Bedroom One**

13' 8" x 11' 4" ( 4.17m x 3.45m )  
Has a feature fireplace, window and a radiator.

**Bedroom Two**

9' 8" x 9' 8" ( 2.95m x 2.95m )  
Has a feature fireplace, built in wardrobe, window and radiator.

**Bedroom Three**

8' 11" x 7' 9" ( 2.72m x 2.36m )  
Has a window, storage cupboard and radiator.

**Bathroom**

Has a bath with jets and shower over, hand wash basin, WC and an opaque window.

**2nd Floor****Bedroom 4/Study**

20' x 7' 5" ( 6.10m x 2.26m )  
Loft room ideal to use as a bedroom if required or could be a goof hobby or study space. Has a sky light and radiator.

**External**

Externally the property offers a good sized driveway which extends down the side of the property leading to the Car port with garage/workshop. The rear offers lawned space, patio area, as well as a summer house/bar, shed housing the hot tub & greenhouse.

**Summer House/Bar**

situated in the rear garden

**Hot Tub Shed**

***view this property online*** [williamhbrown.co.uk/Property/SKG109771](http://williamhbrown.co.uk/Property/SKG109771)





**Ground Floor**



**First Floor**



**Second Floor**

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.focalagent.com](http://www.focalagent.com)



**welcome to**

## **Winthorpe Avenue, Skegness**

- \*\*\*NOT TO BE MISSED\*\*\*
- 4 BEDROOM DETACHED HOUSE
- GREAT SIZED DRIVEWAY
- REAR GARDEN WITH SUMMERHOUSE/BAR
- CLOSE TO AMENITIES AND SEA FRONT

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SKG109771](http://williamhbrown.co.uk/Property/SKG109771)



Property Ref:  
SKG109771 - 0009

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](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25  
2RU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**