



115 Hoylake Drive,  
Skegness, PE25 1AL



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**£189,950**

- NO CHAIN
- LOUNGE DINER
- KITCHEN & SUN ROOM
- GROUND FLOOR W.C
- DRIVE & GARAGE
- WORKSHOP
- FREEHOLD
- EPC RATING D



**NO CHAIN.** A 3 Bedroom Semi Detached House situated in a popular location to the north of Skegness town centre close to the beach and North Shore Golf Course. The accommodation comprises Entrance Porch, Hall, Lounge Diner, Kitchen, Sun Room and W.C to the ground floor and with 3 Bedrooms and a Bathroom to the first floor. There are front and rear gardens, driveway, Garage and a Workshop. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via an:-

### ENCLOSED PORCH

With pvc entrance doors, tiled floor, inner door to the:-

### HALLWAY

With stairs to first floor, radiator.

### W.C

With W.C, hand basin, pvc window.

### LOUNGE

7.75m x 3.16m (25'5" x 10'5")

maximum reducing to 3.16m With pvc window to the front elevation and being open plan to the:-





### DINING AREA

5.33m x 2.44m (17'6" x 8'0")

With radiator.

### SUN ROOM

3.7m x 2.04m (12'1" x 6'8")

With aluminium windows and doors to the rear elevation, radiator.

### KITCHEN

5.12m x 4.36m (16'10" x 14'4")

maximum being shaped. Fitted with base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built under oven with 4 ring gas hob above, Ideal wall mounted gas central heating boiler, plumbing for washing machine, space for fridge freezer, tiled floor, aluminium window to the side elevation, wooden window to the side elevation, pvc door to the rear garden.

### 1ST FLOOR LANDING

With aluminium window to the side elevation, access to roof space, radiator.

### BATHROOM

2.31m x 1.58m (7'7" x 5'2")

With bath, W.C, hand basin, shower enclosure with Triton electric shower, aluminium window to the side elevation, wooden window to the rear elevation, built in airing cupboard housing the hot water cylinder.

### BEDROOM 1

3.98m x 3.24m (13'1" x 10'7")

With pvc window to the front elevation, radiator, built in wardrobes forming a bed recess with overhead lockers.

### BEDROOM 2

3.65m x 2.52m (12'0" x 8'4")

With window to the rear elevation, built in wardrobes to one wall.

### BEDROOM 3

3.41m x 2.36m (11'2" x 7'8")

With pvc windows to the front and side elevations, 2 radiators, access to roof space.

## OUTSIDE

To the front is a low brick wall with gravelled garden area and double wrought iron vehicle gates opening onto a tarmac drive and leading to the:-

## GARAGE

6.29m x 3.15m (20'7" x 10'4")

With electric up and over door, 2 pvc windows to the side elevation.

The rear garden includes paved areas and a covered seating area providing access to the:-

## WORKSHOP

4.75m x 4.69m (15'7" x 15'5")

With wooden entrance door, two wooden windows, built in cupboards and shelving.

## 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 B - 2025/26 - £1743.37





## 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, 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.

# Floorplan

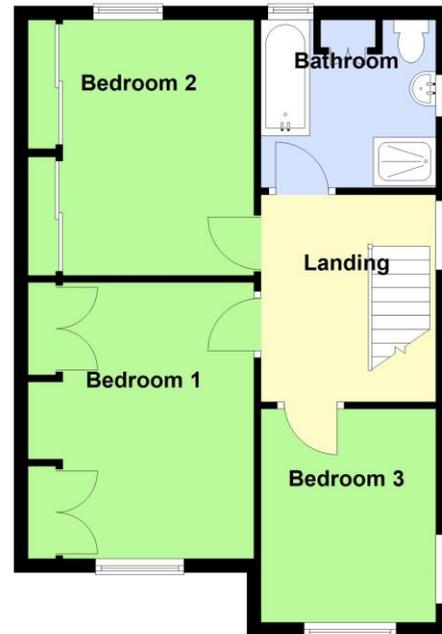
## Ground Floor

Approx. 89.5 sq. metres (963.6 sq. feet)

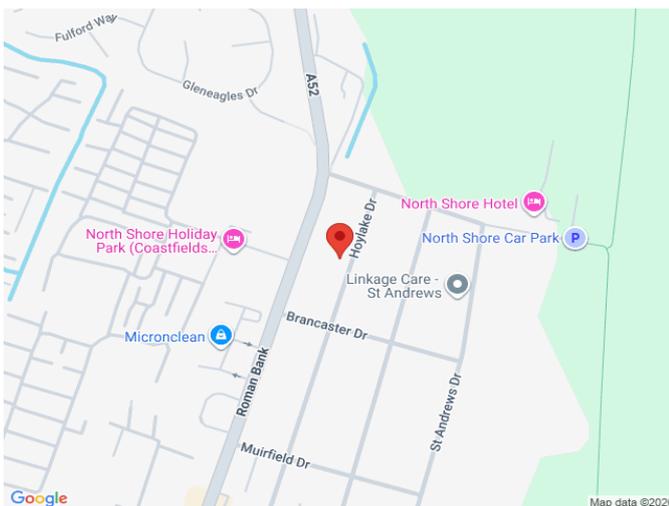


## First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 137.6 sq. metres (1481.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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