



**Burgh Road, Skegness PE25 2LQ**

**welcome to**

**Burgh Road, Skegness**

Well presented spacious 4 bed detached family home located in Skegness

Offering a spacious lounge and dining area, kitchen, utility, downstairs Wc, bathroom, 4 well proportioned bedrooms, ample parking to the front with additional driveway space to the rear, lawned area and decking area.



### **Entrance**

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

### **Kitchen**

23' x 11' 2" ( 7.01m x 3.40m )

Comprising of modern wall, base and drawer units with worktop space over, tiled splashbacks, sink, space for appliances, window to the side elevation and door to the rear. There is also a radiator, heated towel radiator and wooden style flooring.

### **Wc**

Has a WC, hand basin with vanity storage below and a window.

### **Lounge Diner**

24' 11" x 11' 11" ( 7.59m x 3.63m )

Has a bay window to the front elevation, french doors to the rear elevations and two radiators.

### **Landing**

Has a radiator, loft hatch access and doors leading into the following rooms:

### **Bedroom 1**

14' x 10' 1" ( 4.27m x 3.07m )

Has a bay window to the front elevation, radiator and fitted wardrobes.

### **Bedroom 2**

10' 8" x 9' 9" ( 3.25m x 2.97m )

Has a window to the rear elevation and a radiator.

### **Bedroom 3**

10' 11" x 8' 7" ( 3.33m x 2.62m )

Has a window to the rear elevation and a radiator.

### **Bedroom 4**

8' x 7' 2" ( 2.44m x 2.18m )

Has a window to the front elevation and a radiator.

### **Bathroom**

Has a bath with shower over, hand wash basin, radiator and window.

### **External**

Externally the property benefits from ample off street parking to the front which extends down the side of the property to the rear if required. The rear is mainly lawned with 2 sheds, oil tank and central heating boiler

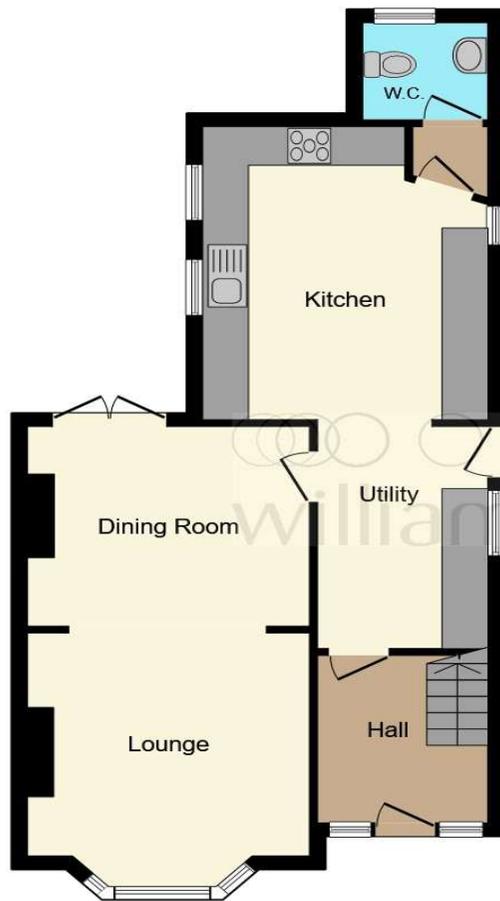
### **Agents Note**

The property offers 12 solar panels which are owned. For more information, please contact the branch on 01754 768311



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**Ground Floor**



**First 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

## Burgh Road, Skegness

- Modern and spacious 4-bedroom detached family home
- Bright lounge and dining area
- Large, well-appointed kitchen with adjoining utility room
- Family bathroom
- Off-road parking to the front and gated access to rear parking area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SKG109600 - 0007

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