



**OXFORD**  
FAMILY ESTATES



## 18 Belton Park Road, Skegness, PE25 1GW

**£220,000**

- 3 Bedrooms
- En-suite to Master Bedroom
- French doors onto garden
- Easy maintenance gardens
- EV charging point
- Block paved drive & single garage
- Separate Downstairs WC
- Largely south facing garden
- Hive heating controls
- Phone lines open 8am-8pm (7 days a week)

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

**Property Type:** Semi Detached House



**Council Tax Band: B**

**Tenure: Freehold**

Oxford Family Estates are pleased to bring onto the market this 3 bedroom Semi-detached house in the seaside town of Skegness. Perfect for you young working families, this property is situated close to schools, shops, doctors and merchants. With a block paved drive, with parking for multiple vehicles, leading to a single garage with EV charging point. There's a Beautiful kitchen diner with, a separate downstairs toilet and double doors out to the low maintenance gardens, so you can enjoy more of those sunny days. The master bedroom has an en-suite shower room, alongside the family family bathroom. All maintained to a very high standard and ready to move in. Viewing highly recommended.

**Note: All room measurements are available in the floorplan in the gallery. We do not use any wide-angle lens photos, so rooms should feel as big or bigger than pictured.**



### **Entrance porch**

Enter through Upvc part double glazed door into the spacious lounge. Hive heating control system. Lovely wooden panelling and vertical radiator.

### **Lounge**

Large spacious lounge with option to layout to suit both wall-mounted and TV cabinet preferences. Radiator under Upvc double glazed window to the front elevation.



### **Kitchen Diner.**

Fitted with a range of wall and base units in a matt buttercream, with dark wood effect worktops and tiled splash backs. Integrated electric oven, gas hob and extractor hood above, space for tower fridge-freezer, and plumbing for washing machine. 1&1/2 bowl stainless steel sink under Upvc double glazed window overlooking the garden. Cupboard housing Veissman gas combi boiler fitted in 2024.

Space for 6 seater dining set near Upvc French style double doors out to the garden.

### **WC**

Handy downstairs toilet with wall mounted basin.

### **Landing**

Wide landing servicing all rooms, with storage cupboard. Loft access, which is partly boarded and insulated.



## Bedroom 1

Large double bedroom with built in wardrobes and en suite.

## En-suite

Corner shower enclosure, with thermostatic mixer shower, vanity unit sink and low level toilet. Heated towel rail. Tiled floor and partly tiled walls. (note: photos to follow shortly)

## Bedroom 2

Double bedroom or spacious single with room for additional furniture.

## Bedroom 3

Single room, currently used as bedroom but could be used for an office or dressing room as required.

## Bathroom

Panelled bath with shower screen fitted and Thermostatic mixer shower. Pedestal sink, low level toilet and radiator.

## Garage

With up and over door, power lighting and handy side door from the garden.

## Outside

The front lawn is laid with a low level hedgerow to the front boundary. Block paved drive leading up to the single garage. EV charge point fitted. Gated access to the rear garden. Patio area and shed to the rear of the garage. Largely south facing rear garden capturing plenty of sunshine.

## Skegness

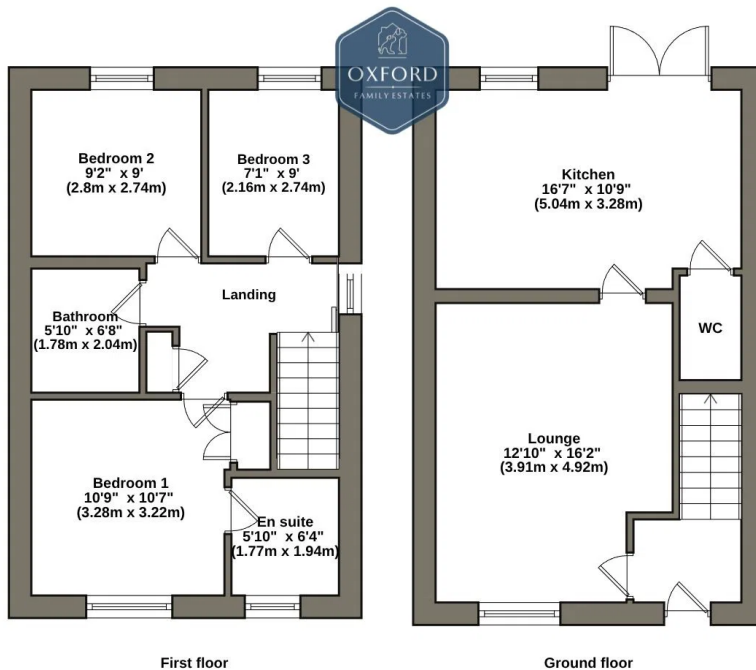
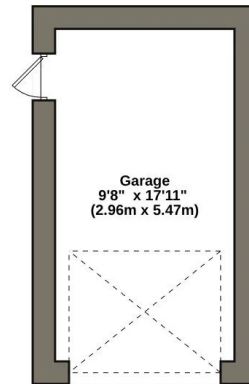
Skegness is a large seaside resort on the east coast of Lincolnshire with lovely sandy beaches with a blue flag award and a pier. It attracts visitors all year round with all its attractions and investments by some major hotel chains.

It is a large town with a population of around 22 thousand that has all the shops and amenities that you would expect.

There are various residential areas offering a wide range of different properties including bungalows, houses and flats.

The area is popular with families and those wanting to retire to the coast.





Floorplan is for layout purposes only and should not be used for structural purposes

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

