

Large Well Appointed 4 Bedroomed Detached House in Desirable Location

23 Shardeloes Road | Skegness | Lincolnshire | PE25 3AA



Substantial Detached House with Private Gardens, Garage and Outdoor Kitchen
Close to the Beach and Walking Distance of the Town Centre
Parking for Over 8 Vehicles with Gardens to the Front and Rear
Large Modern Fitted Kitchen with Island Unit, 2 Reception Rooms
Recent Replacement Boiler, Modern Windows, Recent Bathrooms

For Sale Freehold with Vacant Possession
£399,995 Subject to Contract, NO Onward Chain

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



Location...

The affluent cul de sac of Shardeloes Road is located off Drummond Road, a desirable residential area to the south of Skegness, a historic tourist resort located on the east coast of Lincolnshire.

Shardeloes Road extends east where it terminates at the beach where there is a walkway giving access to the sea.

Skegness and Ingoldmells are located to the north of the property with a large transient tourist population and well regarded facilities including a large number of shops, restaurants, bars, a hospital and tourist facilities.

Description...

23 Shardeloes Road is located to the north of Shardeloes Road and comprises a substantial post war detached house which has been well modernised. The property benefits from a modern central heating system, UPC double glazed windows.

Accommodation...

Large Entrance Conservatory.....3.5m x 3.1m
Having UPVC double glazed windows.

Dining Room.....5m x 4.9m
Having open fire in attractive brick surround.

Large Inner Hall

Having return staircase to first floor landing.

Understairs Shower Room

Having modern fully tiled understairs shower room with WC and pedestal hand basin.

Lounge.....5.8m x 3.8m
Having extensive brick tiled fireplace and newly fitted blinds.

Kitchen.....6.8m x 5.2m
Having an extensive range of matching kitchen units with complementing granite effect worksurfaces with island unit and Wood burner in Inglenook with patio doors to private rear patio.

Units include 5 door cupboards with drawers, pan drawers, inset 1½ bowl sink with mixer taps, high level storage, display cupboards, island unit having inset hob with modern extractor over, 5 door cupboards and 5 drawers.

Walk-in Pantry

Having a range of domestic appliances under complementing worksurfaces and high-level storage shelves.

Stairs lead to spacious first floor landing with storage cupboards.

Bedroom No. 1.....5.7m x 3.8m
Having walk-in dressing room.

Bedroom No. 2.....3.8m x 3.5m

Family Bathroom

Having large walk in glass shower unit, bath, vanity unit with sink, WC, fully tiled.

Bedroom No. 3.....3.4m x 2.5m
Having 2 door inset cupboard.

Bedroom No. 4.....3.1m x 2.8m



Outside...

Outside the property is an extensive garden with lawned area, rockery and large pond. A driveway leads to the side of the property to the rear where there is parking for 8 vehicles.

Outside Kitchen.....4.4m x 2.7m

Located in a timber building with tiled floor and fitted with a double sink, work surfaces and a range of modern kitchen units comprising 2 door cupboards and 2 drawers.

Garage.....5.7m x 2.9m

Garden Shed.....2m x 2.5m

Log Store.....2.3m x 2.2m

Tenure...

The property is available freehold with vacant possession.

Outgoings...

The property is rated at Council Tax Band E.

EPC...

The property has an Energy Performance Asset Rating D64. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com



poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com

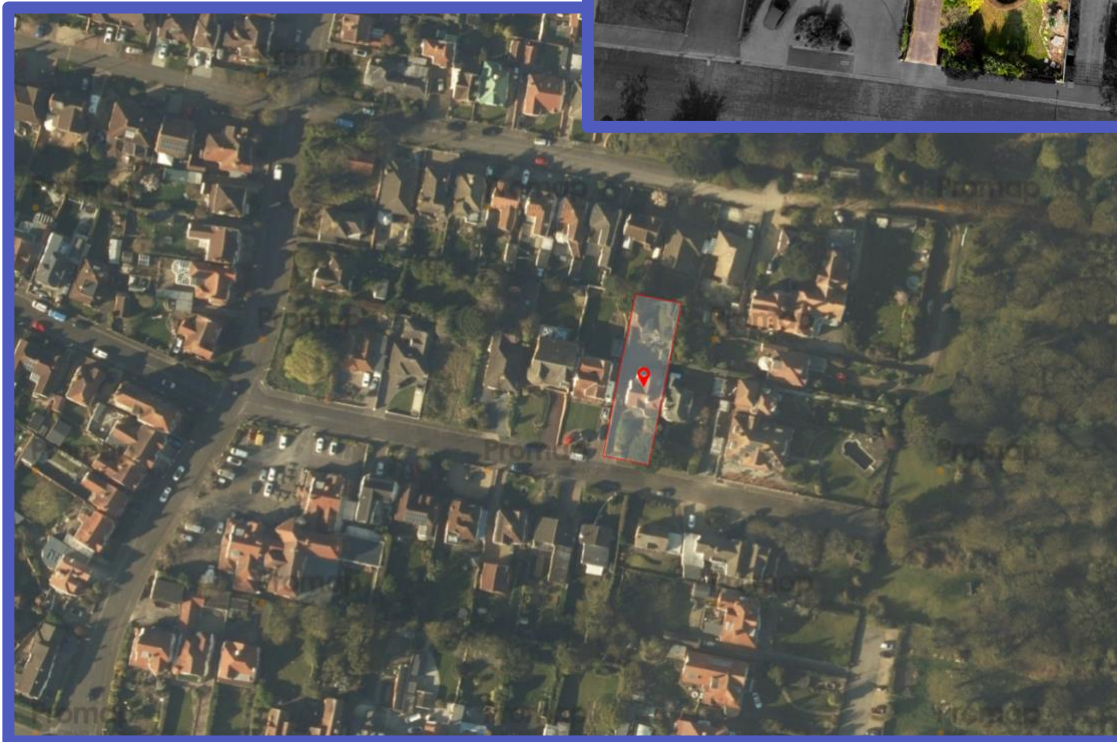




poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

