



Church Lane, Skegness PE25 1EF

william
h brown

welcome to

Church Lane, Skegness

A well-proportioned three-bedroom semi-detached house situated on Church Lane, Skegness, offering two reception rooms, a downstairs WC, generous rear garden and a driveway providing parking for 2-3 vehicles.

Entrance

Via a UPVC door with decorative glass panels into a welcoming entrance hall, giving access to all lower-level rooms.

Lounge

11' 3" x 11' 5" (3.43m x 3.48m)

This cosy, carpeted room features a bay window allowing plenty of natural light, complimented by a feature fireplace with surround, along with ample lighting and power points.

Dining Area

10' 4" x 13' 1" (3.15m x 3.99m)

Open to the lounge, this space benefits from laminated flooring, log burner and patio doors opening into the conservatory.

Kitchen

15' 7" x 6' 11" (4.75m x 2.11m)

Fitted with a range of wall, base & drawer units, stainless steel sink with mixer taps, and a built-in cooker and hob. UPVC window and door providing access to the rear garden.

Downstairs Wc

Modern fitted WC, wash basin with radiator, and UPVC window

Bedroom One

12' 4" x 13' 1" (3.76m x 3.99m)

Generous double bedroom featuring laminate flooring, radiator, a UPVC window overlooking the rear garden with ample power points with ceiling lights.

Bedroom Two

9' 2" x 12' 1" (2.79m x 3.68m)

Spacious double room with a UPVC window,

radiator, power points and lighting.

Bedroom Three

7' 2" x 10' 9" (2.18m x 3.28m)

Single size room with open storage above the bed. Radiator and power points.

Bathroom

A larger than average walk-in shower room fitted with a WC, wash hand basin, radiator, and extractor fan.

Rear Garden

Large rear garden with a patio area, partly grassed, fenced to the boundaries, and garage with power points.

Front Garden

Large driveway allowing parking for 2-3 vehicles.

Local Area

Church Lane is a well-established and convenient location within Skegness, offering easy access to a wide range of local amenities. The property is ideally situated close to shops, schools, healthcare facilities and public transport links. Skegness town centre, seafront and beach are all within easy reach, providing a variety of leisure, dining and retail options. Excellent road links make this an ideal base for commuting and exploring the surrounding coastal and countryside areas of Lincolnshire.





view this property online williamhbrown.co.uk/Property/SKG110120



welcome to

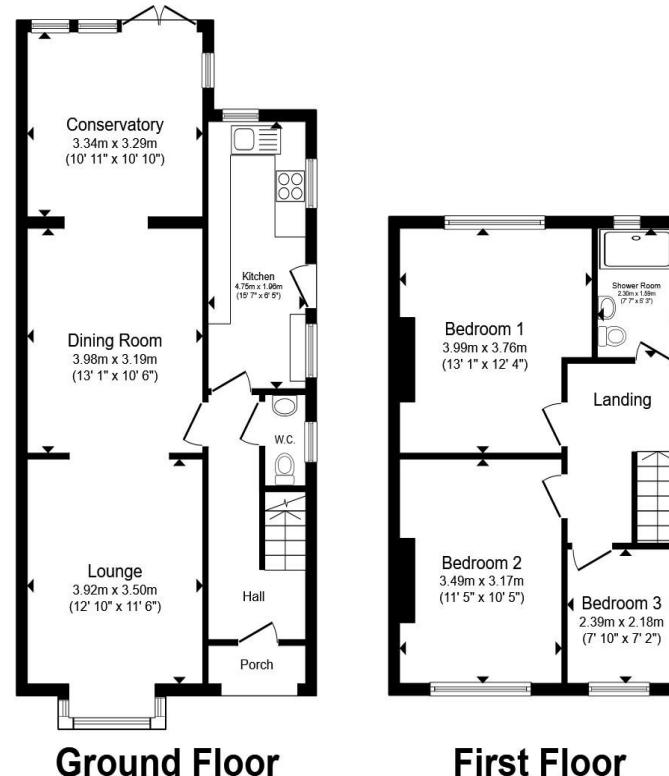
Church Lane, Skegness

- 3 Bed Semi-Detached House
- Deceptively spacious
- Ideal location - close to school and beach
- Modern throughout
- Spacious Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£255,000



Total floor area 104.8 m² (1,128 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/SKG110120



Property Ref:
SKG110120 - 0005

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.



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk