



Muirfield Drive, Skegness PE25 1AG

welcome to

Muirfield Drive, Skegness

Being sold with no onward chain, this beautifully presented and spacious four-bedroom detached home offers versatile living accommodation, a stunning rear garden, and ample off-road parking-ideal for families or those seeking flexible living space.

Entrance Porch

Via a UPVC double glazed door, tiled flooring and door leading to:

Entrance Hallway

A spacious hallway offering under stair storage cupboard, space for additional storage or small office desk, laminate flooring and leads off to the Lounge, Snug and Kitchen/Dining Area with staircase to first floor.

Lounge

14' 2" x 12' 10" into bay (4.32m x 3.91m into bay)
A neutrally decorated space with lots of light a feature flame effect fireplace, hearth and mantle, radiator and bay window.

Snug

Irregular Shaped Room 13' x 11' 3" (3.96m x 3.43m)
Focal point feature fireplace which is a cast iron wood burner with tiled hearth, radiator, UPVC double glazed French doors leading to the rear patio area, also leading on to the Kitchen/Dining area.

Kitchen Diner

20' 8" x 10' 10" (6.30m x 3.30m)
The kitchen offers a range of wall base and drawer units in a sleek gloss style with wood effect worktop space over, sink, drainer and mixer tap, tiled splashback, two integrated ovens, five burner gas hob, breakfast bar, feature radiator, laminate flooring, links to the utility and downstairs shower room and UPVC double glazed doors leading into the rear garden.

Utility

6' 7" x 11' 8" (2.01m x 3.56m)
With fitted work surfaces, space and plumbing for

washing machine, dishwasher and tumble dryer, fitted with range of matching base cupboards, sink, space for fridge/freezer, wall mounted gas central heating boiler, laminate floor, two UPVC double glazed doors to the side storage area and rear garden.

Downstairs Shower Room

With double sized shower cubicle, mains mixer shower, low level WC, tiled floor & bathroom cabinet.

Bedroom One

13' x 11' 3" (3.96m x 3.43m)
With radiator & UPVC window to the rear aspect

Bedroom Two

12' 11" x 11' 2" (3.94m x 3.40m)
With radiator & UPVC window to the rear aspect

Bedroom Three

10' 10" x 9' 4" (3.30m x 2.84m)
With radiator & UPVC window to front aspect

Bedroom Four

10' 1" x 10' 10" (3.07m x 3.30m)
With radiator & UPVC window to the front aspect

Bathroom

Fitted with a modern four piece white suite comprising deep slipper bath with freestanding mixer tap/shower attachment, double sized shower cubicle with electric shower, wash hand basin set in vanity unit and tiled splashbacks with bathroom cabinet over, low level WC, tiled floor, ladder radiator and two UPVC windows to the side aspect.

External

The front of the property offers a low maintenance





garden with driveway offering ample off road parking, paved garden path and additional stone chipped parking/vehicle standing area. A secure gate leads through to the workshop/storage area with log store and a shed. The rear garden is also well presented and considered to be low maintenance with patio & seating areas, lawns with borders of plants and shrubs enclosed by fencing and hedging. The rear garden benefits from being private and south facing.

Local Area

This property is ideally located within walking distance to North Shore Golf Course, Beach & Seafront. Shops and food outlets are also within walking distance as well as being located close to a regular bus route providing access to the Town Centre and neighbouring Towns & Villages. Primary & Secondary schools are also nearby along with a Doctors Surgery and Shopping Retail Park.



view this property online williamhbrown.co.uk/Property/SKG110221



welcome to

Muirfield Drive, Skegness

- No onward chain
- Beautifully presented detached home
- Spacious lounge and separate snug with wood burner
- Modern fitted kitchen diner
- Utility room and downstairs shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£325,000



Total floor area 138.9 m² (1,495 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/SKG110221



Property Ref:
SKG110221 - 0004

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.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk