



**Church Lane, Skegness PE25 1EF**

**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. Located on the ever-popular Church Lane in Skegness, this well-presented three-bedroom semi-d

### **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.





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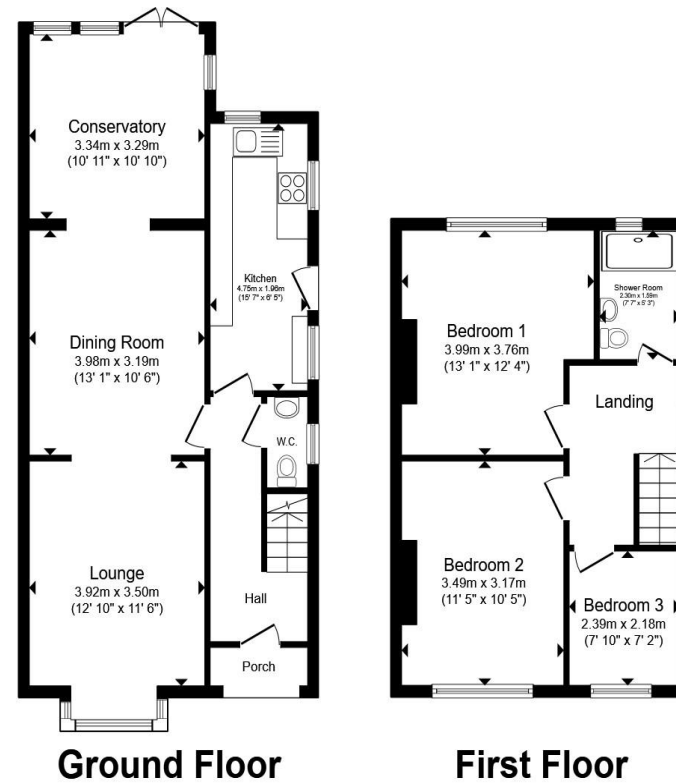
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## Church Lane, Skegness

- 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

**£235,000**



Total floor area 104.8 m<sup>2</sup> (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](http://www.propertybox.io)



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SKG110120 - 0008

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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](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)