



 **NEWTON**
FALLOWELL

113 Hoylake Drive, Skegness – PE25 1AL
£230,000

113 Hoylake Drive

Skegness, Skegness

NO CHAIN. A modern and well presented 3 bedroom family house in a great location close to the beach and North Shore golf course. The accommodation comprises Entrance Hall, Lounge, open plan Kitchen, Lounge & Dining Room, Utility Room with W.C. To the first floor are 3 double Bedrooms and a family Bathroom. To the outside a gravelled driveway provides off street parking and the enclosed rear garden includes a Summerhouse. Viewing is essential.

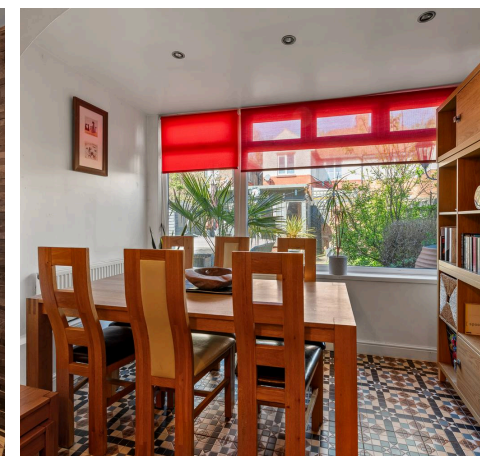
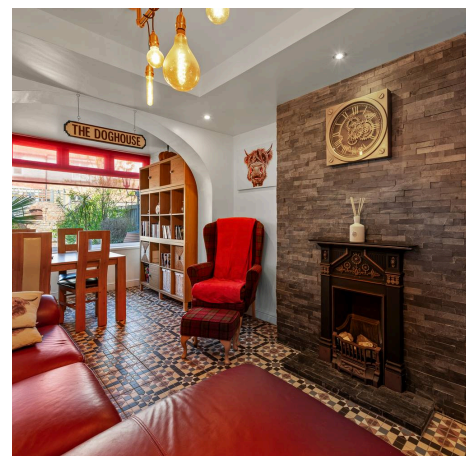
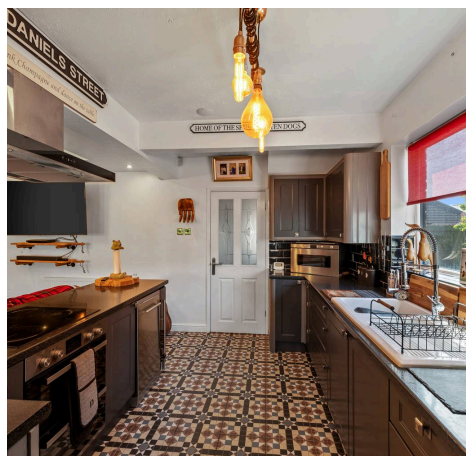
Council Tax band: B

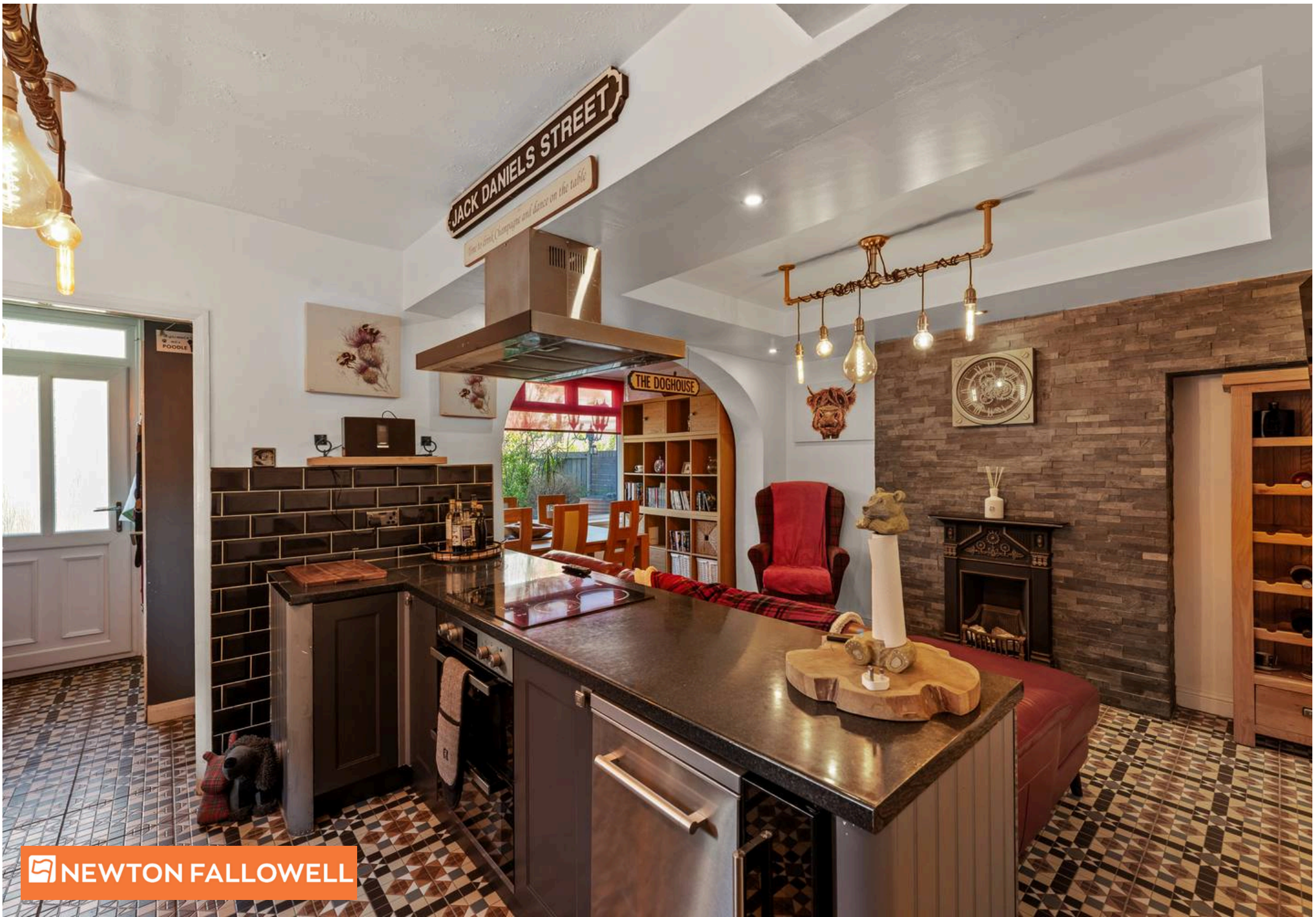
Tenure: Freehold

EPC Energy Efficiency Rating: D

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







ACCOMMODATION

Entrance is on the front elevation via a:

PORCH

With pvc entrance doors, tiled floor, inner door to the:-

ENTRANCE HALL

With tiled floor, radiator, stairs to first floor with storage cupboard under, hexagonal window to the side elevation.

LOUNGE

13' 1" x 10' 6" (3.99m x 3.19m)

With a pvc window to the front elevation, radiator, wooden fireplace surround with inset electric fire.

KITCHEN & FAMILY ROOM

18' 6" x 12' 0" (5.63m x 3.65m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, inset sink unit with hot tap over, island unit with built in double oven and induction hob with extractor hood above, integrated wine fridge, plumbing for dishwasher, pvc window to the side elevation, feature fireplace to the seating area with inset cast iron fireplace, door to the Utility, tiled flooring leading through an arched opening to the:-

DINING ROOM

8' 2" x 6' 4" (2.48m x 1.94m)

With a large pvc window overlooking the rear garden, radiator.

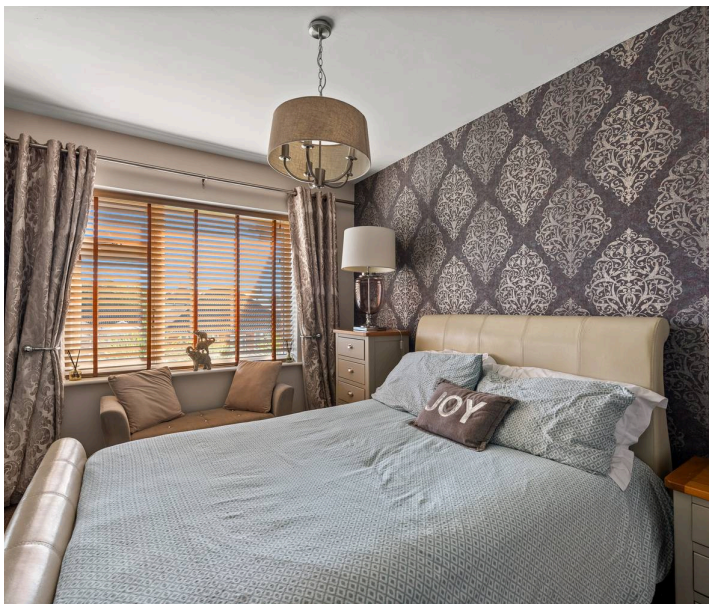
UTILITY ROOM

6' 2" x 5' 8" (1.88m x 1.72m)

With worksurface with tiled splashback and inset single bowl sink, plumbing for washing machine, wall mounted gas central heating boiler, wall cupboard, tiled floor, pvc window to the side elevation, pvc door to the garden, door to:-

W.C

With W.C, radiator, opaque pvc window to the rear elevation.



W.C

With W.C, radiator, opaque pvc window to the rear elevation.

1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space.

BEDROOM 1

13' 1" x 8' 8" (3.98m x 2.65m)

With pvc window to the front elevation, radiator, built in sliding doored wardrobes to one wall.

BEDROOM 2

11' 11" x 10' 7" (3.63m x 3.23m)

With pvc window to the rear elevation, radiator, pedestal hand basin.

BEDROOM 3

11' 1" x 7' 8" (3.39m x 2.34m)

With pvc window to the front elevation, radiator.

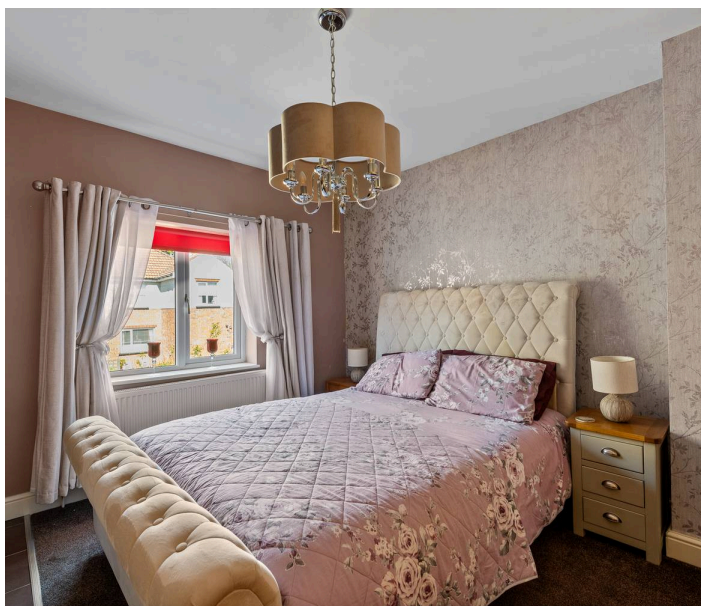
BATHROOM

7' 10" x 7' 7" (2.38m x 2.31m)

With panelled bath with shower and screen over, hand basin in a vanity unit, W.C, opaque pvc windows to the side and rear elevations, tiled walls and floor.

OUTSIDE

To the front is a gravelled garden with mature shrubs and a paved path leading to the front door. A gravelled drive provides off street parking. Double gates open onto the enclosed rear garden which comprises artificial lawn, paved seating area with wooden gazebo, raised garden borders, timber garden shed and a further walled paved seating area with brick built in pizza oven and SUMMERHOUSE.





TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2026/27 - £1804.19

ANTI MONEY LAUNDERING REGULATIONS

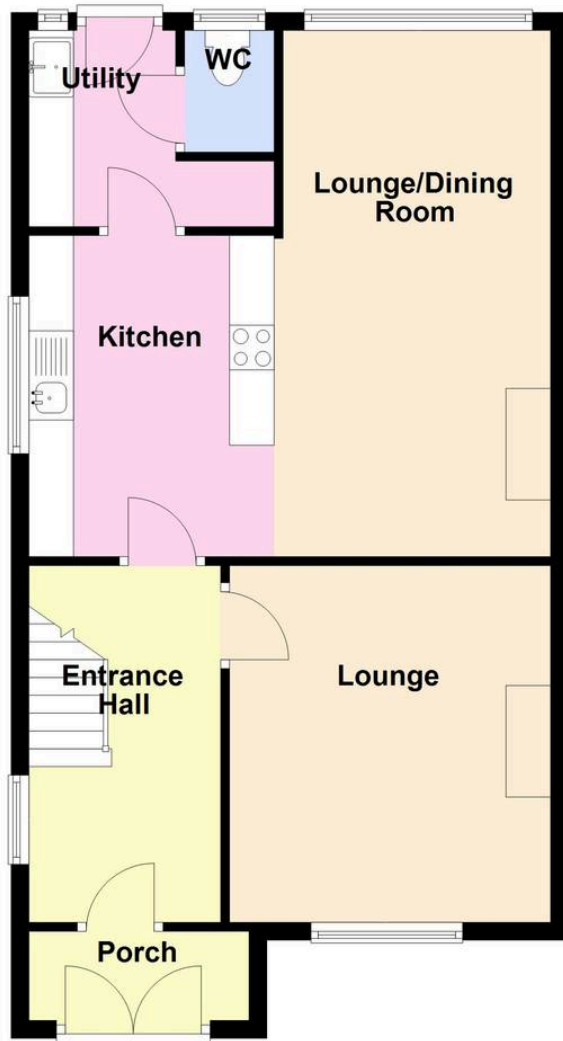
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks IS £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





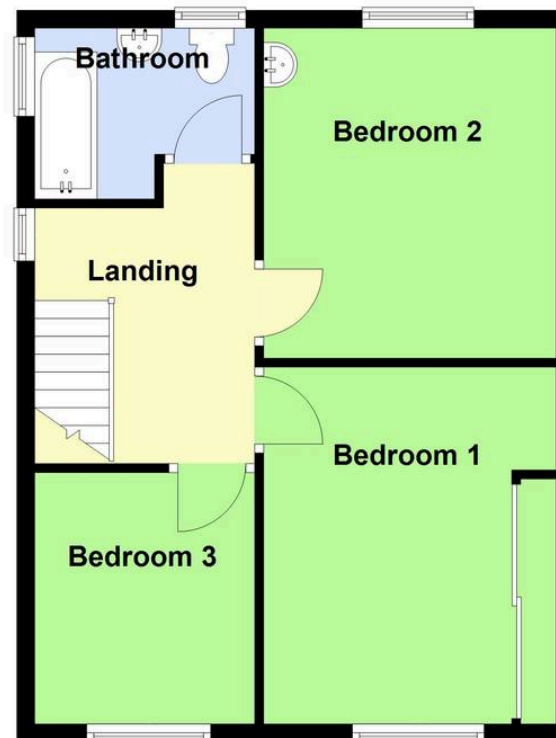
Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 106.7 sq. metres (1148.1 sq. feet)

Newton Fallowell Estate Agents

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