



75 St. Andrews Drive, Skegness

£500,000



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**Willsons**  
SINCE 1842

75 St. Andrews Drive,  
Skegness,  
Lincolnshire, PE25 1DL

### "AGENT'S COMMENTS"

*Located on the sought after road of St Andrew's Drive, having easy access to the beach, popular golf course, local eateries and transport links, this property would be ideal for multigenerational living or an investment opportunity. Currently laid out into three dwellings all benefitting from gas central heating, uPVC windows, en-suite to three of the bedrooms, off road parking, garage and offered with no onward chain.*

### LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.*

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<https://www.willsons-property.co.uk>



## Front of Property

### Porch

With original stained glass, leaded doors and tiled flooring.

### Reception Hall

8'1 x 17'3 (max) (2.46m x 5.26m (max))

With exposed wooden floorboards, window to front and side elevation, stairs leading to first floor landing, understairs cupboard and archway with carpeted flooring leading to:

### Kitchen/Diner

19'11 x 12 (6.07m x 3.66m)

With a range of base and wall units, double electric built in oven, electric hob, extractor hood, 1.5 stainless steel sink drainer with mixer tap, tiled flooring, window to rear and serving hatch to lounge.

### Lounge

15'11 x 12'5 (into alcove) (4.85m x 3.78m (into alcove))

With decorative fireplace, bay window to front and carpeted flooring.

### Downstairs WC

2'9 x 4'9 (0.84m x 1.45m)

With window to rear and vinyl flooring

### Snug

9,7 x 8'5 (max) (2.74m,2.13m x 2.57m (max))

With decorative fireplace, bay window to side and carpeted flooring.

### Stairs & Landing

Carpeted stairs with decorative port hole window to side.

### Bedroom One

15'11 x 12'6 (max) (4.85m x 3.81m (max))

With window to front, dressing room area, carpeted flooring and step leading down to:

### En Suite

5'6 x 11'11 (max) (1.68m x 3.63m (max))

With sink, WC, bath, window to side of property and vinyl flooring.

### Bedroom Two

14'2 x 8'3 (4.32m x 2.51m)

With window to front and carpeted flooring.

### Bedroom Three

13 x 8'5 (max) (3.96m x 2.57m (max))

With window to rear and carpeted flooring.

### Bathroom

8'6 x 5'10 (2.59m x 1.78m)

With bath having direct shower feed over, WC, sink, window to rear and vinyl flooring.

## SECOND DWELLING

### Entrance Lobby

7'3 x 4'10 (2.21m x 1.47m)

With tiled flooring and boiler.

### Kitchen

9'9 x 7'2 (2.97m x 2.18m)

With a range of base units, electric oven, gas hob, extractor hood, space and plumbing for washing machine, tiled splashbacks, tiled flooring and window to side of property.

### Lounge

19'11 x 17 (max) (6.07m x 5.18m (max))

With wooden raised area leading to carpeted lounge space, decorative fireplace and French doors and windows to side of property.

### Stairs & Landing

Exposed wooden stairs leading to carpeted landing with window to side of property.

### Bedroom One

14'11 x 14'11 (max) (4.55m x 4.55m (max))

With a range of built in wardrobes and units, window to side of property and carpeted flooring.



### Bathroom

8'9 x 10'1 (max) (2.67m x 3.07m (max))

With double curved enclosed shower cubicle with electric shower, sink with vanity storage unit, WC, window to side of property and vinyl flooring.

### Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

Window to side of property and carpeted flooring.

### En Suite

9'7 x 5'7 (2.92m x 1.70m)

With bath, WC, sink, vinyl flooring and window to side of property.

### COTTAGE

### Lounge

15'7 x 11'1 (4.75m x 3.38m)

With carpeted flooring and windows to side and inner courtyard.

### Kitchen

9'3 x 6'8 (max) (2.82m x 2.03m (max))

With base and wall units, space for gas oven, extractor hood, stainless steel sink with mixer tap, tiled splashback, window to internal courtyard and tiled flooring.

### Bedroom One

9'1 x 10'7 (2.77m x 3.23m )

With exposed wooden flooring and window to side of property.

### Bedroom Two

10'6 x 6'1 (3.20m x 1.85m)

With exposed wooden flooring and window to side of property.

### Bathroom

7'2 x 5'9 (excl shower) (2.18m x 1.75m (excl shower))

With enclosed shower cubicle with electric shower, bath, sink, WC, boiler, extractor fan, window to rear and tiled flooring.

### Summer House/Games Room

Of timber construction and having power and light connected.

### Garage

With roller shutter door and having power and light connected.

### Exterior

The exterior of the property features a front garden with grassed area, borders of shrubs and trees, internal courtyard, multiple sheds/summer houses and a fenced boundary.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 0512-3957-2202-6105-4200

### Services

We understand that mains electricity, gas, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C', payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Tenure and Possession

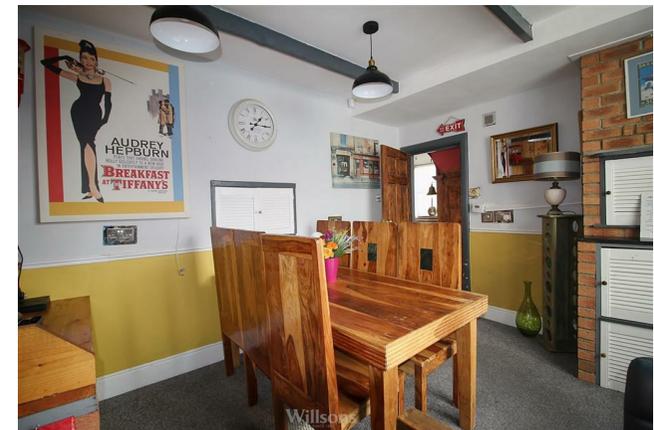
The property is Freehold with vacant possession upon completion.

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

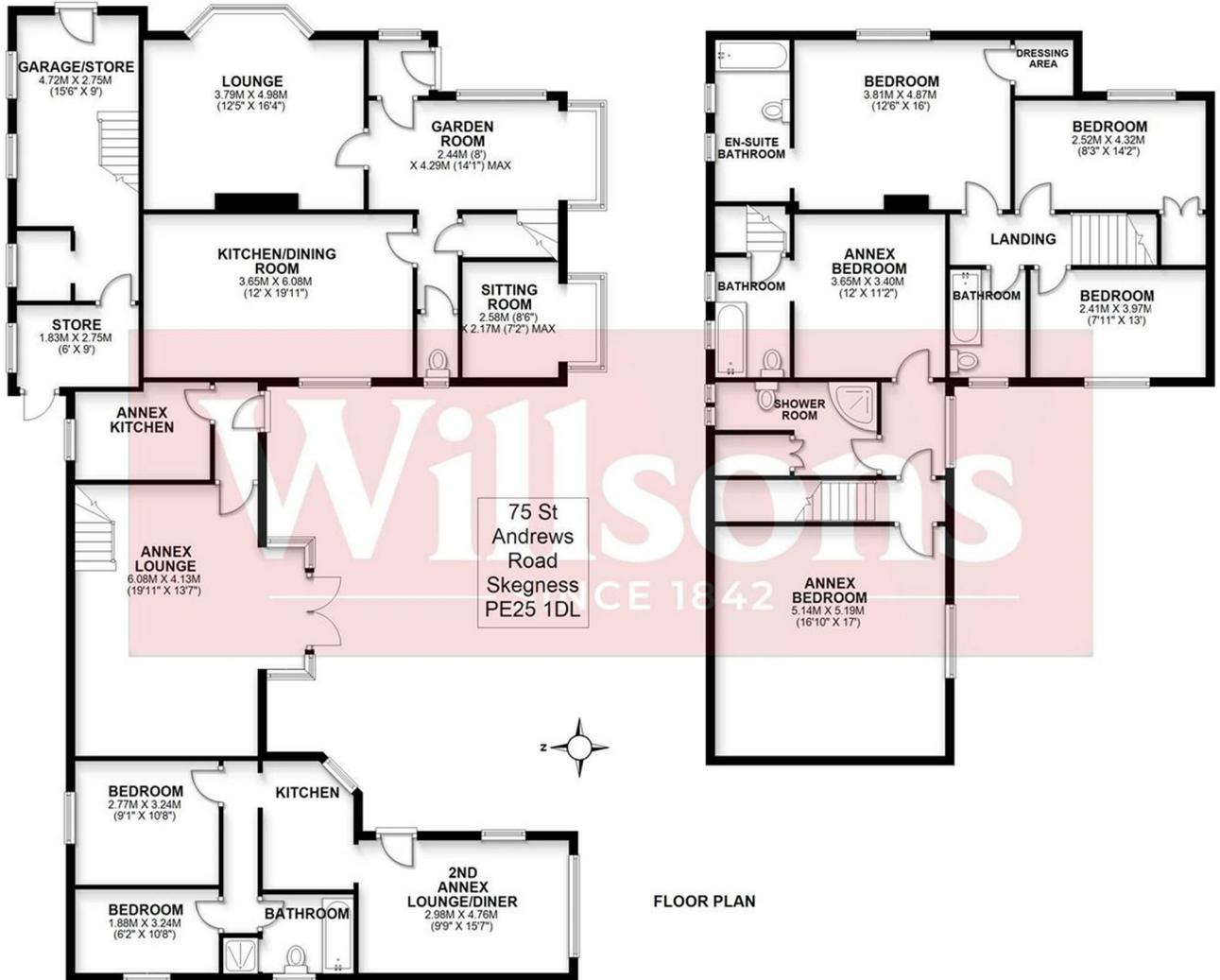
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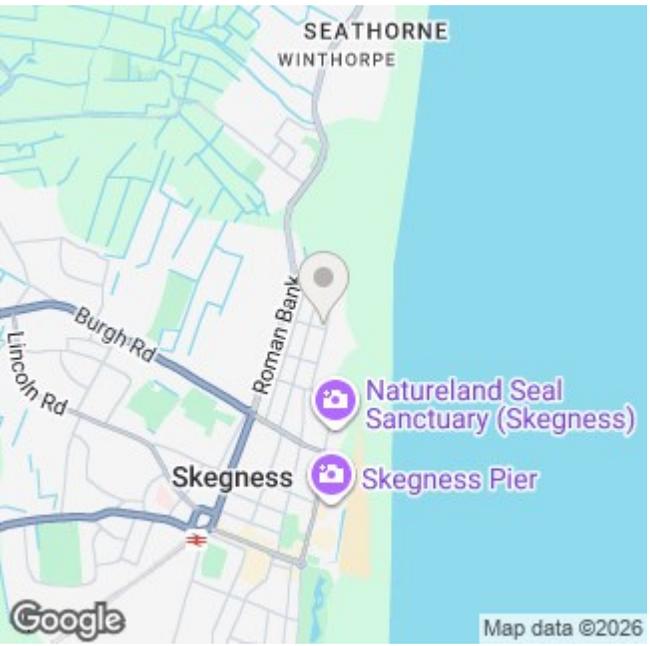
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FLOOR PLAN

TOTAL AREA: APPROX. 298.3 SQ. METRES (3211.1 SQ. FEET)



**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

