



94 Sunningdale Drive, Skegness,
Lincs, PE25 1AS



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£350,000



Key Features

- Substantial House
- Beautifully Presented
- Close To Beach & Golf Course
- Drive & Garage
- Lawned Gardens
- Modern Dining Kitchen
- Conservatory
- Utility & W.C
- EPC Rating D
- Freehold



NO CHAIN. A beautifully presented and substantial 4 Bedroom family home situated in a very popular area of Skegness within close proximity to the beach and North Shore Golf Course.

The spacious well laid accommodation comprises Entrance hall, Lounge, Sitting Room leading through to the Dining Kitchen, Conservatory, Utility Room, W.C and Store. To the first floor are 4 Bedrooms, a family Bathroom and separate W.C. There are front and rear lawned gardens, block paved drive and detached Garage. The property benefits from gas central heating and pvc double glazing. Viewing is essential. EPC Rating D





ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with tiled floor, exterior light and composite door opening to the:-

ENTRANCE HALL

With radiator, Karndean flooring, stairs to first floor.

LOUNGE

5.8m x 3.63m (19'0" x 11'11")

With pvc curved bay window to the front elevation, further pvc window to the side elevation, radiator, decorative fireplace surround with inset coal effect fire.



SITTING ROOM

5.84m x 3.65m (19'2" x 12'0")

With pvc curved bay window to the front elevation, radiator, chimney breast recess with electric stove, glazed double doors opening to the:-

DINING KITCHEN

6.05m x 3.48m (19'10" x 11'5")

Fitted with a range of modern shaker style base units with wood block effect worksurfaces over, inset ceramic sink unit with mixer tap over, wall unit housing a built in microwave, integrated fridge freezer, integrated dishwasher, wine cooler, central island unit with 5 ring Range Master cooker and pop up extractor, pvc windows to the side and rear elevations, Karndean flooring, pvc french doors opening to the:-



CONSERVATORY

6.43m x 2.87m (21'1" x 9'5")

Of pvc construction on a low brick wall with opaque polycarbonate roof, ceiling fan light, Karndean flooring and pvc french doors opening to the rear garden.

INNER HALL

With pvc door to the rear elevation, radiator, Karndean flooring, door to STORE.

W.C

With low flush W.C, Karndean flooring, pvc window to the rear elevation.

UTILITY ROOM

3.2m x 1.8m (10'6" x 5'11")

With base and wall units, worksurfaces, inset sink unit, radiator, pvc window to the rear elevation, plumbing for washing machine, Karndean flooring.

FIRST FLOOR LANDING

With a wide staircase leading upto the landing area, radiator, access to roof space.

BEDROOM 1

6m x 3.92m (19'8" x 12'11")

With circular pvc bay window to the front elevation, further pvc window to the side elevation, radiator.

BEDROOM 2

5.05m x 3.65m (16'7" x 12'0")

With circular pvc bay window to the front elevation, radiator.

BEDROOM 3

3.63m x 2.96m (11'11" x 9'8")

With pvc window to the side elevation, radiator

BEDROOM 4

2.49m x 2.4m (8'2" x 7'11")

With pvc window to the front elevation, radiator.

W.C

With W.C, tiled walls and floor, pvc window to the side elevation.

BATHROOM

2.92m x 2.23m (9'7" x 7'4")

Fitted with a free standing slipper bath with traditional mixer tap over, pedestal hand basin, corner tiled shower enclosure with glass side screen and door, traditional style radiator, opaque pvc window to the rear elevation, tiled walls and floor.

OUTSIDE

To the front is a lawned garden area with block paved paths and slate chipped borders. Double wrought iron gates open onto a block paved drive leading to the:

GARAGE

With up and over vehicle door.

Gated block paved paths to either side of the house lead to the enclosed rear garden which includes a lawned area, block paved patio seating areas, raised decked seating areas, slate chipped beds with water feature, arbour seating area and timber garden shed.





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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2025/26 - £1743.37

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan

Ground Floor

Approx. 102.0 sq. metres (1097.7 sq. feet)

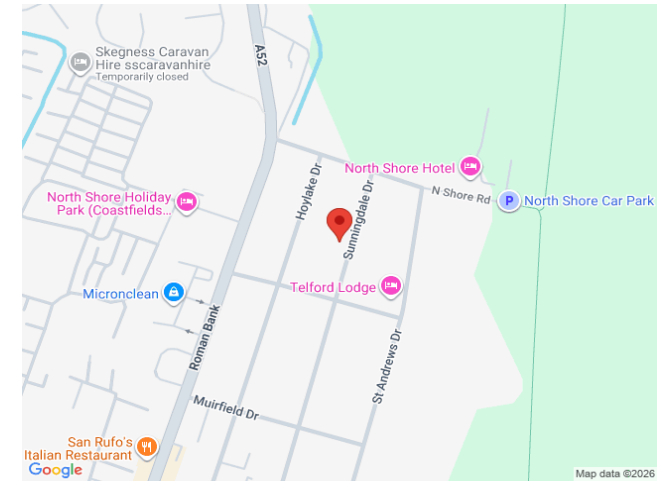


First Floor

Approx. 72.6 sq. metres (780.9 sq. feet)



Total area: approx. 174.5 sq. metres (1878.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



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