



OXFORD

FAMILY ESTATES



## 11 Jonathan Drive, Winthorpe, PE25 1RR

£269,500

- Detached Bungalow
- Master En-Suite
- Hot Tub
- Garage & Driveway for 2 vehicles
- Beautifully presented & Well Maintained Throughout
- 3 Bedrooms
- Low Maintenance Garden
- Ideal for those with a business to run from home
- Seaside Village Location
- Phone Lines Open 8am-8pm (7 Days a Week)

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 2

**Property Type:** Detached Bungalow





**Council Tax Band: C**

**Tenure: Freehold**

Discover this beautifully presented three-bedroom detached bungalow, offering flexible living spaces, a low-maintenance south-facing garden with a hot tub, and the unique potential for a home-based business, all nestled in a quiet residential area just outside Skegness. Oxford Family Estates are delighted to bring onto the market this well property in the seaside village of Winthorpe, Skegness. With its modern kitchen, bathroom and en-suite, there are 2/3 bedrooms with the option of the 3rd to be a separate dining room. The property benefits from a wide drive suitable for two vehicles and the garage has been part converted into a salon providing a home business opportunity, or space for a workshop. With the gardens being low maintenance it leaves plenty of time to enjoy a dip in the hot tub.

**Note:** All room measurements are available in the floorplan in the gallery. We do not use any wide-angle lens photos, so rooms should feel as big or bigger than pictured.



### Entrance, Dining & Living Areas

Enter through a uPVC part-glazed door into a welcoming porch, leading to a spacious hallway that connects all rooms. The kitchen features pale green satin-finish wall and base units, complemented by white speckled worktops, and includes space and plumbing for a gas double cooker with an extractor unit, along with a dishwasher. A separate utility room provides practicality with space and plumbing for laundry appliances, airing cupboards, and houses the annually serviced Ideal Logic combi boiler. The bright lounge offers ample space for relaxation and features a charming fireplace. A separate reception room, currently configured as a dining room, could easily serve as a third bedroom.

The rear section of the garage has been converted to a salon with power, heating, lighting, water and drainage. Versatile space to be used for requirement or easily converted back to a garage.



### Bedrooms and Bathrooms

The master bedroom benefits from a triple sliding wardrobe and en-suite shower room, featuring a thermostatic mixer shower within a walk-in enclosure, a vanity unit with a toilet and wash basin, and a heated towel rail. An ample-sized second double bedroom is serviced by the family bathroom, which is beautifully tiled and includes a vanity unit with a sink, a toilet, and a tiled bath. The third double bedroom, currently used as a dining room, offers convenient double doors opening directly to the garden.





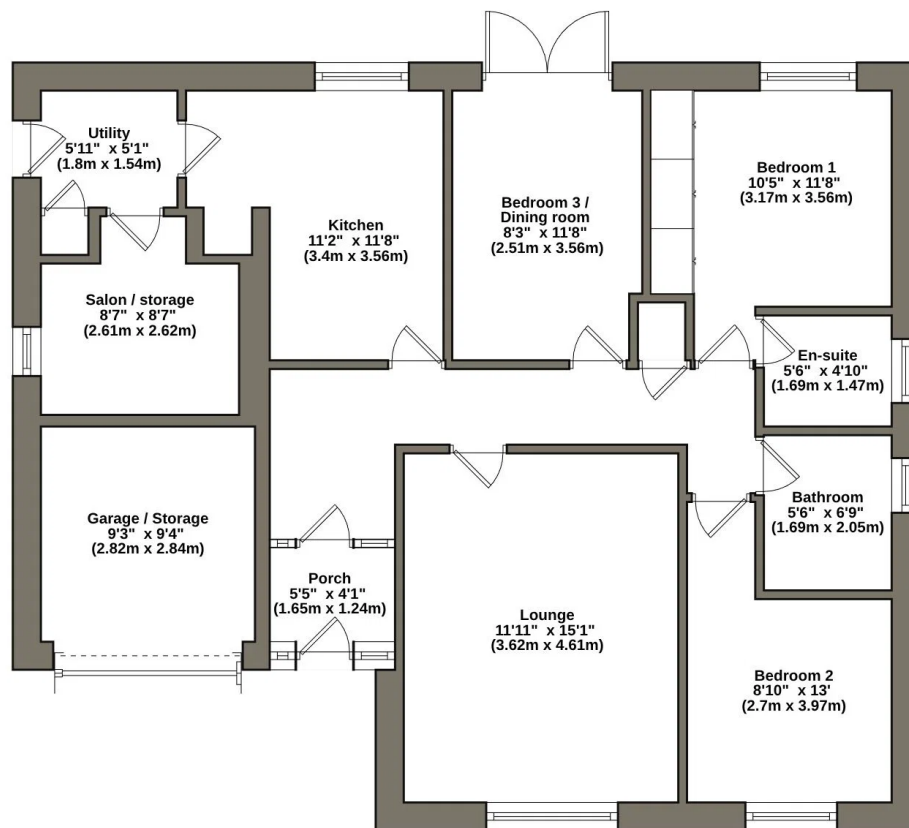
### Garage & Exterior

The property benefits from a part-converted garage, currently set up as a salon with its own power, heating, lighting, water, and drainage – a versatile space perfect for a home business or easily converted back. The front of the property provides a block-paved driveway with parking for two vehicles and a low-maintenance slate-covered area. Gated access leads to the private, south-facing rear garden, which is mainly laid to lawn with a block-paved patio area, bordered by various shrubs. A delightful hot tub offers a private space for relaxation.

### Skegness

Skegness is a bustling seaside resort on the east coast of Lincolnshire, renowned for its Blue Flag sandy beaches and vibrant pier. This well-established town attracts visitors throughout the year, offering a wide array of shops, amenities, and diverse residential areas. It provides a dynamic seaside lifestyle with various attractions and developments, making it a popular choice for many.





Floorplan is for layout purposes only and should not be used for structural purposes.

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient – lower running costs | 101                     | 104       |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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