



31 Wilford Grove, Skegness, PE25 3EZ

 4  1  3

£220,000 Freehold



Key Features

- No Chain
- Spacious Detached House
- Lounge & Dining Room
- Kitchen & Utility With W.C
- Conservatory
- Ground Floor Bedroom
- Family Bathroom with Shower
- Close to Beach & Golf Course
- Off Road Parking
- EPC Rating E



NO CHAIN. A spacious 4 Bedroom Detached house in a popular location close to the beach and Seacroft Golf Course with gardens and off street parking. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility, W.C, Conservatory and ground floor Bedroom. To the first floor are 3 further Bedrooms and a family bathroom with separate Shower. With front and rear gardens and gated parking space. The property benefits from gas central heating and pvc double glazing. EPC Rating E





ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

ENTRANCE HALL

With pvc window to the side elevation, stairs to first floor with cupboard under, radiator.

LOUNGE

4.31m x 3.8m (14'1" x 12'6")

With a walk in pvc bay window to the front elevation, wooden fireplace surround with inset gas living flame effect fire, 2 radiators, glazed double doors opening to the:-



DINING ROOM

3.82m x 3.78m (12'6" x 12'5")

With tiled open fireplace, 2 radiators, a pair of pvc french doors with matching side and top screens opening to the:-

CONSERVATORY

6.23m x 2.79m (20'5" x 9'2")

With pvc windows and pvc french doors, opaque polycarbonate roof, radiator, tiled floor. Door to:-

BEDROOM 4

5.36m x 2.98m (17'7" x 9'10")

With pvc window to the front elevation, radiator.



KITCHEN

6.22m x 3.37m (20'5" x 11'1")

reducing to 2.35m. Fitted with a range of white base and wall units including glazed displays and open shelving, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, coner set ceramic hob with cooker hood above, built in double oven, space for fridge freezer, plumbing for dishwasher, pvc windows to the front and rear elevations, radiator, tiled floor, door to:-

UTILITY ROOM

2.61m x 1.46m (8'7" x 4'10")

With plumbing for washing machine, built in cupboard housing a Viessmann wall mounted gas central heating boiler, pvc window to the side elevation, door to the rear.

W.C

With W.C, hand basin, tile floor, pvc window to the side elevation.

1ST FLOOR LANDING

BEDROOM 1

4.31m x 3.09m (14'1" x 10'1")

(maximum) With walk in pvc bay window to the front elevation, 2 radiators, cast iron fireplace.

BEDROOM 2

3.79m x 3.3m (12'5" x 10'10")

With pvc window to the rear elevation, radiator, cast iron fireplace.

BEDROOM 3

2.36m x 2.06m (7'8" x 6'10")

With pvc window to the front elevation, radiator.

BATHROOM

2.79m x 2.36m (9'2" x 7'8")

With panelled bath, shower enclosure with direct shower, pedestal hand basin, W.C, built in airing cupboard housing the hot water cylinder, opaque pvc window to the rear elevation.

OUTSIDE

To the front is a lawned garden bordered by a privet hedge with wrought iron hand gate opening onto a path which leads to the front door. A pair of double wrought iron gates open onto a concreted car parking space.

A gated path to the side lead to the rear garden which includes a lawn and paved patio seating area.

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 C - 2025/26 - £1992.43

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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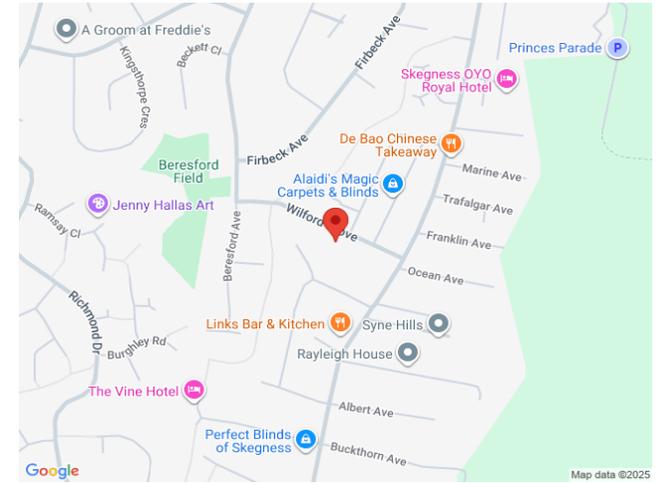


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floorplan



Total area: approx. 137.8 sq. metres (1483.5 sq. feet)



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