



45 Richmond Drive, Skegness

£170,000



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Willsons
SINCE 1842

45 Richmond Drive,
Skegness,
Lincolnshire, PE25 3PQ

"AGENT'S COMMENTS"

This well presented semi-detached bungalow is situated in the popular Richmond Drive area of Skegness, being close to the town and its variety of amenities. Benefitting from low maintenance front and back gardens, a conservatory, 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

Having low maintenance front garden with wooden fencing and gate to the front, predominantly gravelled with slabs, decorative shrubs in raised beds and wooden gates to remainder of concrete driveway with car port over.

Porch

With vinyl flooring and uPVC door into property.

Kitchen

10'4" x 7'4" (3.15m x 2.24m)

With a range of wall and base units, stainless steel single drainer sink unit, space and plumbing for washing machine, space for oven, window to front and vinyl flooring.

Lounge

13'9" x 8'8" (4.19m x 2.64m)

With carpeted flooring, window to front and wooden fireplace having marble surround and inset gas fire.

Hallway

With vinyl flooring and loft access.

Wet Room

With walk in shower, WC, vanity sink unit, heated towel rail, vinyl floor and mermaid boarded walls.

Bedroom One

9'11" x 11'11" (3.02m x 3.63m)

With carpeted flooring and window to rear into conservatory.

Bedroom Two

8'0" x 9'2" (2.44m x 2.79m)

With vinyl flooring, window to side and French doors into:

Conservatory

18'2" x 7' (5.54m x 2.13m)

With windows to side and rear, tiled flooring, air conditioning/heating unit and side door leading to rear garden.

Rear Garden

Low maintenance slabbed rear garden with decorative shrubs and timber shed with electricity connected.

Garage

15'5" x 8'2" (4.70m x 2.49m)

With up and over door, electricity and light.

EPC

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 1736-8128-7100-0042-8296

Services

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

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Viewings

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

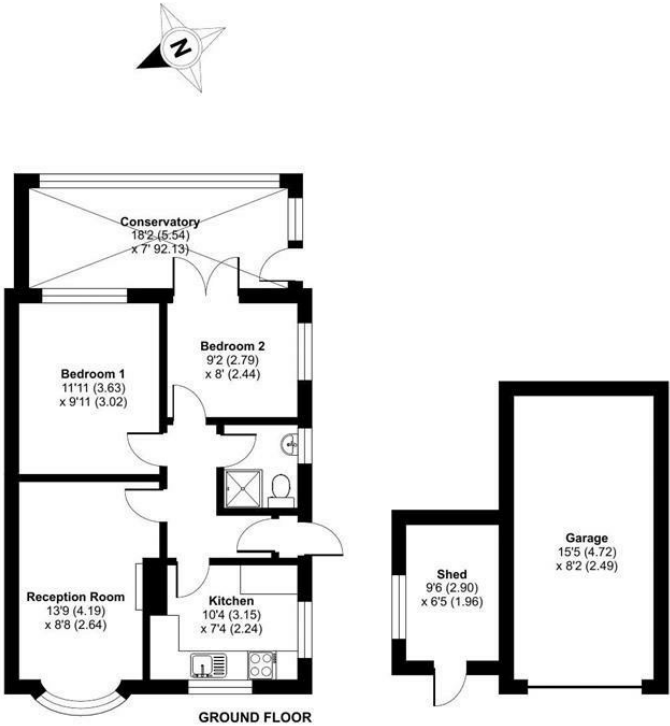
What 3 Words

///group.natural.sculpting



Richmond Drive, Skegness, PE25

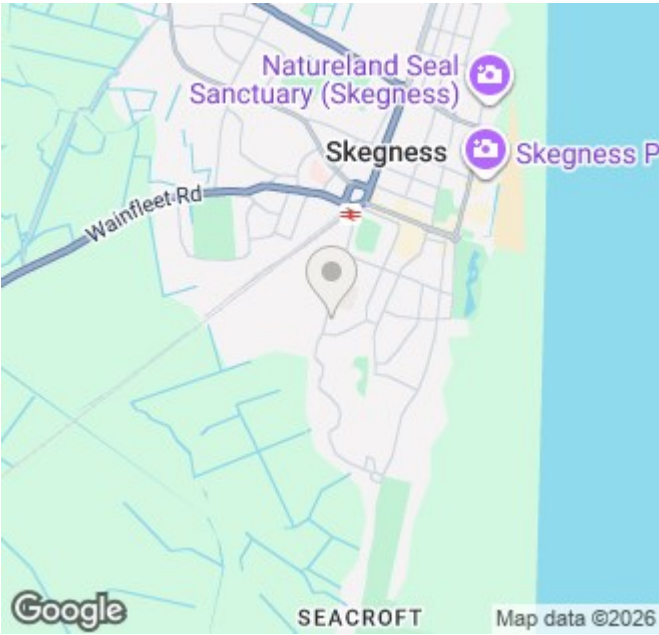
Approximate Area = 665 sq ft / 61.8 sq m(exclude garage)
Outbuilding = 62 sq ft / 5.7 sq m
Total = 727 sq ft / 67.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
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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.

