



**Castleton Boulevard, SKEGNESS PE25 2TX**

**welcome to**

## **Castleton Boulevard, SKEGNESS**

AVAILABLE POST AUCTION

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS [www.barnardmarcusauctions.co.uk](http://www.barnardmarcusauctions.co.uk)

### **Entrance Hallway**

Via a uPVC double glazed door which leads into a good sized hallway which leads on to the following rooms:

### **Lounge**

16' 7" into bay x 11' 10" ( 5.05m into bay x 3.61m )  
Bay window to front elevation and radiator.

### **Dining Room**

12' 11" x 11' ( 3.94m x 3.35m )  
With window to rear elevation, radiator, built in storage cupboard and shelving.

### **Kitchen**

14' 3" x 9' 11" ( 4.34m x 3.02m )  
With wall, base and drawer units with worktop space over, inset sink and drainer with mixer tap, storage pantry, two windows to rear elevation and radiator. Just off the kitchen leads to the Jack & Jill Bathroom and also leads to a door which takes you into the rear garden.

### **Jack & Jill Shower Room**

Shower, sink, Wc, radiator, cupboards and 2 windows to side elevation.

### **Downstairs Room/Bedroom**

14' 5" x 13' 6" ( 4.39m x 4.11m )  
Large room with bay window to side elevation, could be used for an additional lounge, play room, home office or study, with radiator and leads to the Jack & Jill Shower room.

### **Landing**

With built in storage cupboards and stairs leading to the second floor.

### **Bedroom One**

14' 10" x 11' 10" ( 4.52m x 3.61m )  
Large double bedroom with window to front elevation and radiator.

### **Bedroom Two**

11' 10" x 14' 3" ( 3.61m x 4.34m )  
Large Double bedroom with window to side elevation and radiator. Door leading off bedroom to kitchen with another door on the opposite side of the room leading into Bedroom 4 and Wet Room

### **Upstairs Kitchen**

Cupboards with worktop space over, sink and drainer, window and radiator. (Measurements to follow)

### **Bedroom Three**

10' 10" x 9' 11" max ( 3.30m x 3.02m max )  
Window to rear elevation, radiator, sink and cupboard with door leading to Bed 1.

### **Bedroom Four**

9' 10" x 10' 2" ( 3.00m x 3.10m )  
Window to rear and side elevation, radiator, and leads through to Bed 2 and Wet Room.

### **Wet Room**

With shower, toilet and sink.

### **Shower Room**

With shower cubicle, toilet, sink, radiator and 2 windows to rear elevation.

### **Loft Room**

13' 8" x 11' 6" ( 4.17m x 3.51m )  
With window to rear elevation, cupboards with worktop space over and sink. With additional bathroom off this room.







### External

The property benefits from a small front garden with concrete path leading to the front door. A good sized driveway from the front of the property which leads down the side to the garage. There is also a garden at the rear accessible from inside the property and via a gate next to the garage.

### Auction Details

AVAILABLE POST AUCTION

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

### Online Undertaking

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 3RD FEBRUARY 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

### Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

### Health & Safety

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection

of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

### Guide & Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a



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## Castleton Boulevard, SKEGNESS

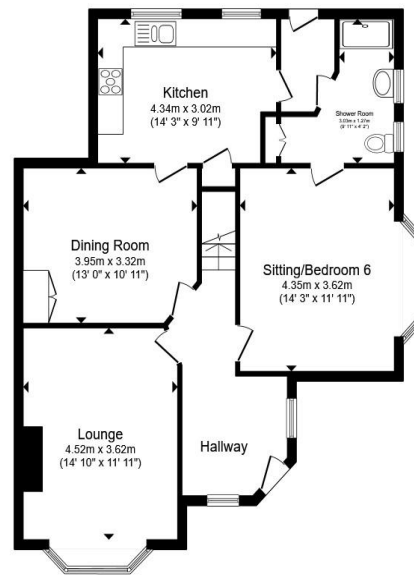
- Five-bedroom semi-detached house
- Excellent renovation and investment opportunity
- Generously spacious and versatile accommodation
- Lounge and separate dining room
- Kitchen plus additional kitchen area to first floor bedroom

Tenure: Freehold EPC Rating: F

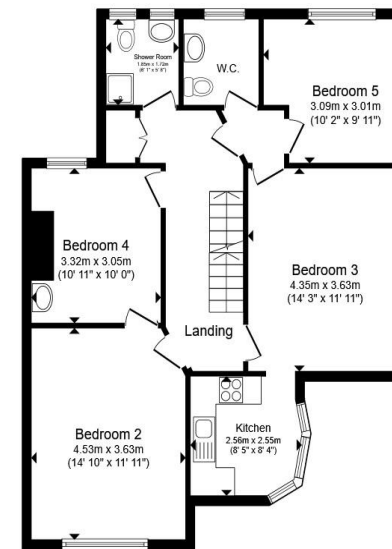
Council Tax Band: D

guide price

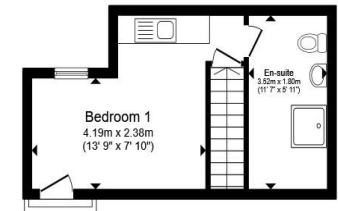
**£160,000**



Ground Floor



First Floor



Second Floor

Total floor area 185.3 m<sup>2</sup> (1,995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG110119 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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