

13a Marine Avenue,
SKEGNESS

£495,000

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- Modern Detached 4 Bedroom House with Sea Views
- 3 Storey Accommodation
- Open Plan Lounge, Kitchen, Diner to first floor
- 3 ground floor bedrooms, 1 with ensuite
- Master bedroom and ensuite to 2nd floor with balcony
- Enclosed Rear Garden
- Gas Central Heating & Upvc Double Glazing
- Convenient for the Beach and Local Amenities
- Viewing Highly Recommended
- NO CHAIN. EPC Rating: C

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13a Marine Avenue
Skegness
Lincolnshire, PE25 3ER

"AGENT COMMENT"

Viewing is highly recommended to appreciate this modern 3 storey detached home with sea views comprising: 3 ground floor bedrooms (1 ensuite shower room) further shower room, open plan lounge/diner/kitchen to first floor with balcony with views to the sea. Second floor with master bedroom with ensuite bathroom and balcony with sea views. Enclosed gardens with driveway and turning area, timber garage. The property is situated in a fantastic location within walking distance of the beach and benefits from gas fired heating and Upvc double glazing. NO CHAIN.

"ABOUT THE AREA"

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.

Accommodation:

Access is gained via a Upvc double glazed entrance door opening into:-

Entrance Hall

With Upvc double glazed window, radiator, stairs to first floor with cupboard under, laminate flooring.

Bedroom/Day Room

12'10" x 11'7" max (3.92m x 3.54m max)

With radiator, Upvc double glazed French doors opening to rear garden.

Bedroom 1

16'11" x 12'11" max (5.17m x 3.95m max)

With Upvc double glazed French doors to rear, radiator, TV point, telephone point, laminate flooring, cupboard with space and plumbing for washing machine, Upvc double glazed door.

Ensuite

6'1" x 5'10" (1.86m x 1.8m)

With wc, vanity wash hand basin, shower cubicle, extractor fan, spotlights to ceiling, part splash boarding, radiator, Upvc double glazed window.

Bedroom 2

12'5" x 8'3" (3.8m x 2.54m)

With radiator, Upvc double glazed bay window to front with seating/storage, Upvc double glazed window to side.

Shower Room

8'5" x 5'11" (2.58m x 1.82m)

With shower, vanity hand basin, WC., radiator, extractor fan, spotlights to the ceiling, UPVC double glazed window.

First Floor Landing

With Upvc double glazed door opening on to balcony on the front, radiator.

Lounge

29'1" x 12'11" inc wc (8.87m x 3.94m inc wc)

With 3 radiators, 3 Upvc double glazed windows, patio doors leading out onto a balcony with sea views, telephone point, TV point, laminate flooring. Opening into:

Kitchen

14'11" x 12'5" (4.56m x 3.79m)

A modern kitchen comprising range of wall and base units, integrated dishwasher, fridge and freezer, return worksurface with breakfast bar, 1 & 1/2 bowl sink with mixer tap, space for range style cooker with extractor hood over, spotlights to ceiling, radiator, laminate flooring, Upvc double glazed bow window to front with storage under.



WC
6'2" x 4'3" (1.89m x 1.30m)
Comprising pedestal hand basin, wc, Ideal Logic boiler, hot water cylinder, Upvc double glazed window, heating controls.

Second Floor

Bedroom
14'11" x 12'0" max into eaves (4.55m x 3.67m max into eaves)
With radiator, Upvc double glazed patio doors opening onto balcony with sea views, telephone and TV points, access to eaves.

Ensuite Bathroom
12'0" x 6'8" max (3.67m x 2.04m max)
With welsed ceilings, comprising vanity hand basin with mixer tap, bath with mixer and shower taps, wc, radiator, extractor fan, spotlights to ceiling, tiled floor, part splash boarding to the walls, Upvc double glazed 'tilt & turn' window to side.

Exterior:
The property is accessed via a gated driveway with turning area, timber garage, 2 garden sheds.

Gardens
The gardens are enclosed by fencing and laid to lawn with flower and shrub borders, outside tap, electric point.

Tenure & Possession:
The property is Freehold with vacant possession upon completion.

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

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

Energy Performance Certificate:
The property has an energy rating of C. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0001-3239-0040-2429-2245

Directions:
To find the property proceed to the clock tower and turn right onto Drummond Road, continue along this road taking the fourth turning on the left into Marine Avenue where the property can be found at the end.

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

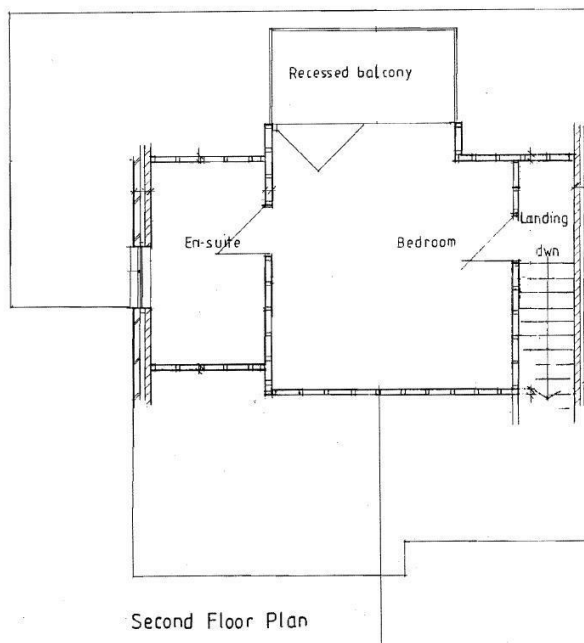
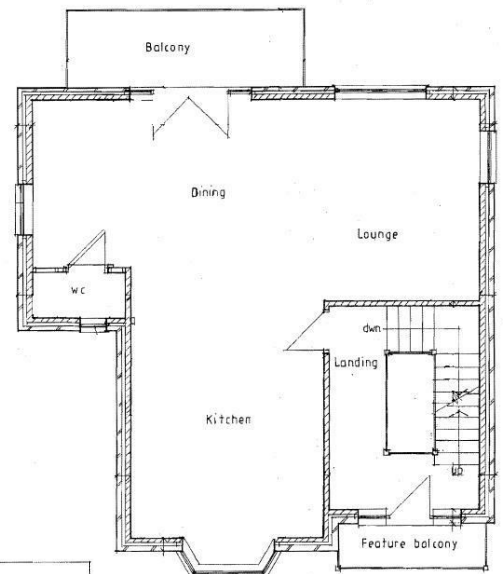
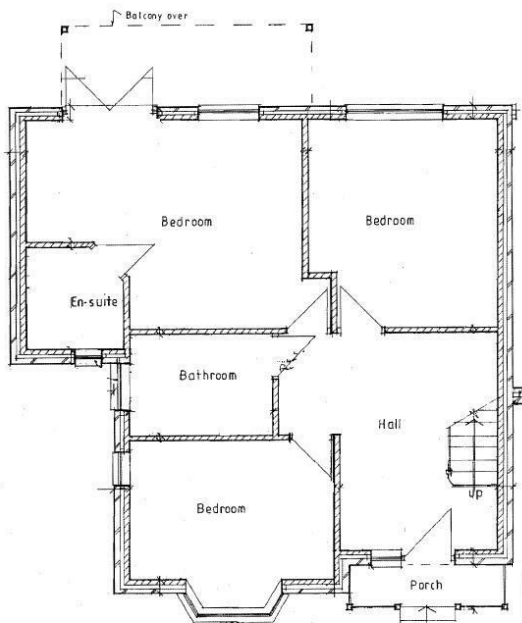


For Enquiry or Viewing please contact our
Skegness Office
01754 896100



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.

