



23 Blyton Road, Skegness

£200,000



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Willsons
— SINCE 1842 —

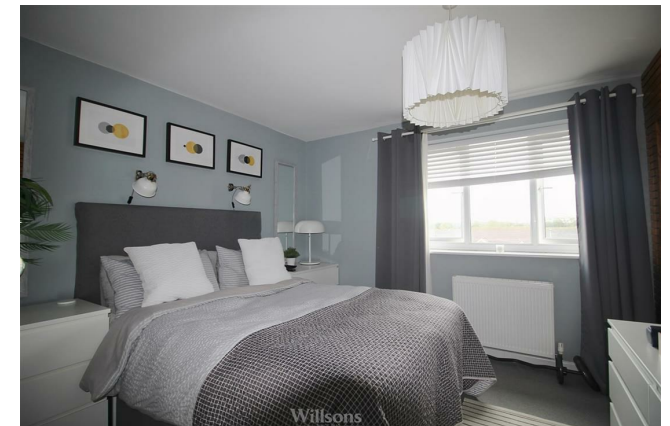
23 Blyton Road,
Skegness,
Lincolnshire, PE25 1HX

"AGENT'S COMMENTS"

An extremely well presented modern town house situated in the coastal resort of Skegness. Close to all the amenities including schools, doctors, shops and a variety of leisure facilities. This property provides ample space having open plan kitchen/dining/living area in addition to a separate lounge with Juliette balcony, two bathrooms, utility room, downstairs cloakroom and two parking bays.

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.



Willsons
SINCE 1842

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Front Of Property

Approached via a block paved footpath having low maintenance artificial grass either side.

Hallway

With vinyl flooring, leading to the kitchen/living area, utility room and cloakroom.

Utility Room

7'10" x 5'2" (2.39m x 1.57m)

With a range of base and wall units, tiled splashbacks, stainless steel sink with mixer tap, space and plumbing for washing machine and window to the front of the property.

Cloakroom

With hand basin vanity unit, WC, vinyl flooring and window to the front of the property.

Kitchen/Living Area

18'6" x 14'8" (5.64m x 4.47m)

With a range of base and wall units, tiled splashbacks, integral dish washer, electric double oven, 5 burner gas hob, extractor hood, integral fridge/freezer, wine cooler, stainless steel 1.5 sink and mixer tap, vinyl flooring, windows and French doors to the rear of the property.

Lounge

14'8" x 11'5" (4.47m x 3.48m)

With carpeted flooring, vertical radiators and Juliette balcony with French doors to the front of the property.

Bedroom Three

14'10" x 8'6" (4.52m x 2.59m)

With carpeted flooring and window to the rear of the property.

Bathroom

7'11" x 6'7" (2.41m x 2.01m)

With direct feed shower over bath, wall hung WC and sink, part tiled walls, extractor fan, heated towel rail and vinyl flooring.

Bedroom One

12'10" x 10'6" (3.91m x 3.20m)

With carpeted flooring, recessed wardrobe area, window to the front of the property and access to the 'Jack & Jill' En-suite.

En-Suite

7'6" x 7' (2.29m x 2.13m)

'Jack & Jill' En-suite with direct feed shower over bath, wall hung WC & sink, extractor fan, part tiled walls, heated towel rail and vinyl flooring.

Bedroom Two

14'7" x 8'7" (4.45m x 2.62m)

With carpeted flooring and window to the rear of the property.

Rear Garden

With low maintenance slabbed patio area and artificial grass, bordered with timber fencing.

Parking Bays

Benefitting from 2 block paved parking bays, located directly opposite the property.

Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0947-3872-7214-9326-6975

Services

We understand that mains electricity, gas, drainage and water are connected to the property. The annual service charge is currently £

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.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

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

What 3 Words

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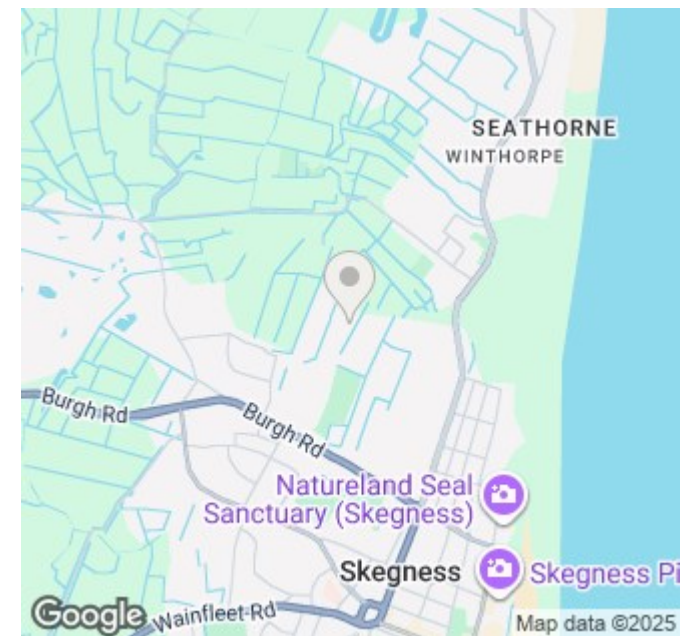




Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

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.

