



8 North Foreland Drive, Skegness

£285,000



3



2



1

**Willsons**  
SINCE 1842

8 North Foreland Drive,  
Skegness,  
Lincolnshire, PE25 1QT

### "AGENT'S COMMENTS"

*A charming tucked away detached house with open views over the popular North Shore golf course and situated adjacent to the England Coastal Path National Trail. Having easy access to the transport links and amenities of Skegness, making it ideal for buyers looking for a country feel within the town. The property offers spacious living accommodation including a 23ft lounge, snug, utility, store rooms, off road parking and garage.*

### LOCATION

*Skegness is a popular seaside resort having ample amenities including primary & secondary schools, college, a range of shops both national and local independents as well as several supermarkets, hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a variety of entertainment with pubs, bistros, restaurants and takeaways. Public transport links include bus services along the coast and inland to Boston or Lincoln and Skegness railway is located at the end of the line to Nottingham.*



**Willsons**  
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front Of Property

The property is approached via a concrete footpath from North Foreland Drive and accessed through a five bar timber foot gate. A paved footpath leads to both the front and rear of the property having boundaries of mature hedging, timber fencing and rendered brick walls.

### Kitchen

16'8" x 11'7" (5.08m x 3.53m)

With a range of base and wall units, tiled splashbacks, stainless steel sink and mixer taps, electric oven and hob, extractor hood, tiled flooring and windows to both sides of the property.

### Lounge/Diner

22'3" x 12'9" (6.78m x 3.89m)

With tiled fireplace having electric fire, wooden flooring, bay window to open views of the North Shore Golf Course and window to the side of the property.

### Utility

9'11" x 11'7" (3.02m x 3.53m)

Wall and base units, space and plumbing for washing machine, tiled flooring, windows to the side and rear of the property.

### Cloakroom

With tiled flooring and window to the front of the property.

### WC

Wall mounted Worcester combi boiler, sink, WC, heated towel rail, extractor fan, tiled flooring and internal uPVC window to the store room.

### Snug

13'3" x 8'8" (4.04m x 2.64m)

With wooden effect laminate flooring, archway leading to the store room and window to the rear of the property.

### Store Room

5'10" x 8' (1.78m x 2.44m)

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

### Hallway

With wooden effect laminate flooring and stairs leading to the first floor.

### Entrance Porch

With tiled flooring and internal timber door leading to the hallway.

### Landing

Split level landing with carpeted flooring and window to the rear of the property.

### Bedroom One

12'7" x 11' (3.84m x 3.35m)

With carpeted flooring and dual aspect windows to the front and side of the property.

### Bedroom Two

9'4" x 8'10" (2.84m x 2.69m)

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

### Bedroom Three

13'3" x 8'10" (4.04m x 2.69m)

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

### Bathroom

With bath having mixer tap shower, heated towel rail, sink with vanity unit, WC, extractor fan, tiled flooring and bay window to the front of the property.

### Garden

Predominately laid to grass with bedding areas of mature trees, shrubs and wild flowers having borders of hedging, timber fencing and rendered walls.

### Garage

Of brick built construction, pitched roof and up and over door.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 2874-3044-5204-9536-9200

### Services

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

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### 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.

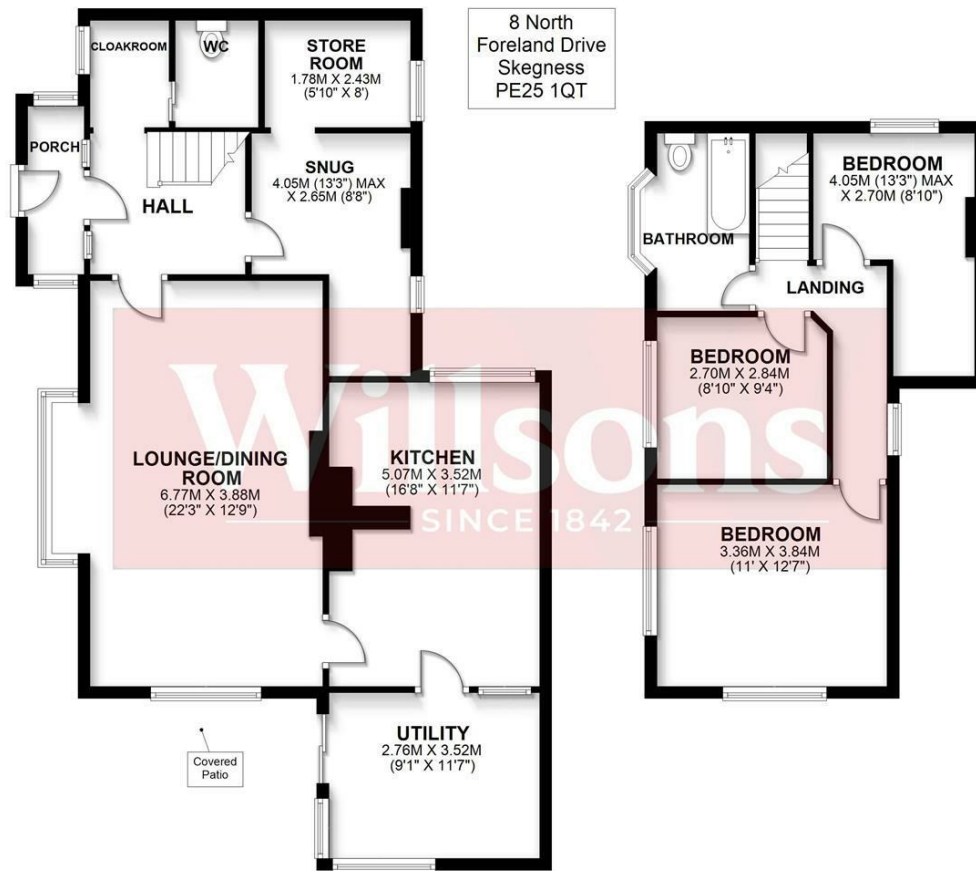
### Viewing

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

### What 3 Words

///habit.apple.enjoyable





FLOOR PLAN INC UTILITY

TOTAL AREA: APPROX. 125.5 SQ. METRES (1351.3 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.

