



13 The Needles, Skegness

£189,950



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**Willsons**  
SINCE 1842

13 The Needles  
Skegness  
Lincolnshire, PE25 1EQ

### "AGENT'S COMMENTS"

*A detached 2 bedroom bungalow in this residential development on the outskirts of the popular coastal resort of Skegness. The accommodation comprises entrance hall, lounge, dining kitchen, conservatory, 2 bedrooms, study/office, shower room. The property benefits from Upvc double glazed windows and doors, Upvc clad soffits and Facias, gas fired central heating, driveway and garage, low maintenance front and rear gardens. 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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## Accommodation

### Entrance Hall

With Upvc double glazed entrance door, radiator, telephone point, airing cupboard housing the hot water cylinder.

### Lounge

16'9" / 15'7" x 11'8" (5.13m / 4.75m x 3.58m)

Upvc double glazed bow window to front, radiator, Decorative marble and wooden fireplace with living flame gas fire.

### Dining-Kitchen

11'9" x 10'7" (3.58m x 3.23m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink and mixer tap, splash-back tiling, ceramic hob with extractor hood over, built-in electric double oven, space and plumbing for washing machine, appliance space, wall mounted gas fired central heating boiler, radiator, Upvc double glazed window and door to rear.

### Conservatory

10' x 8'2" (3.05m x 2.49m)

Being of Upvc double glazed construction on a brick base with polycarbonate roof, tiled floor, electric panel heater, pair of Upvc double glazed exterior doors opening to the rear garden.

### Bedroom 1

10'7" x 9'1" (3.23m x 2.77m)

Upvc double glazed window to rear, radiator, built-in bedroom furniture.

### Bedroom 2

10'10" x 9'1" (3.30m x 2.77m)

Upvc double glazed window to front, radiator.

### Shower Room

6'3" x 5'6" (1.91m x 1.68m)

Equipped with a large shower cubicle with direct shower and glazed door, wc, wash hand basin, extractor fan, tiled walls and floor, Upvc double glazed window to side, chrome ladder style towel rail.

### Study/Office

8'4" x 4'9" (2.54m x 1.45m)

Having radiator, store cupboard with sliding doors and shelving.

### Exterior

Having a gravelled front garden with concrete path to the front of the property, a concrete driveway provides parking and leads to the:

### Garage

21'8" x 8'10" (6.60m x 2.69m)

Having a remote controlled roller shutter door, light and power, Upvc double glazed side door and window. A gate between the garage and the bungalow opens to the:

### Rear Garden

The rear garden is laid out in a low maintenance style with paving and gravel with a raised bed.

### 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 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 68 D. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number:0350-2365-1320-2504-5445.

### Viewing

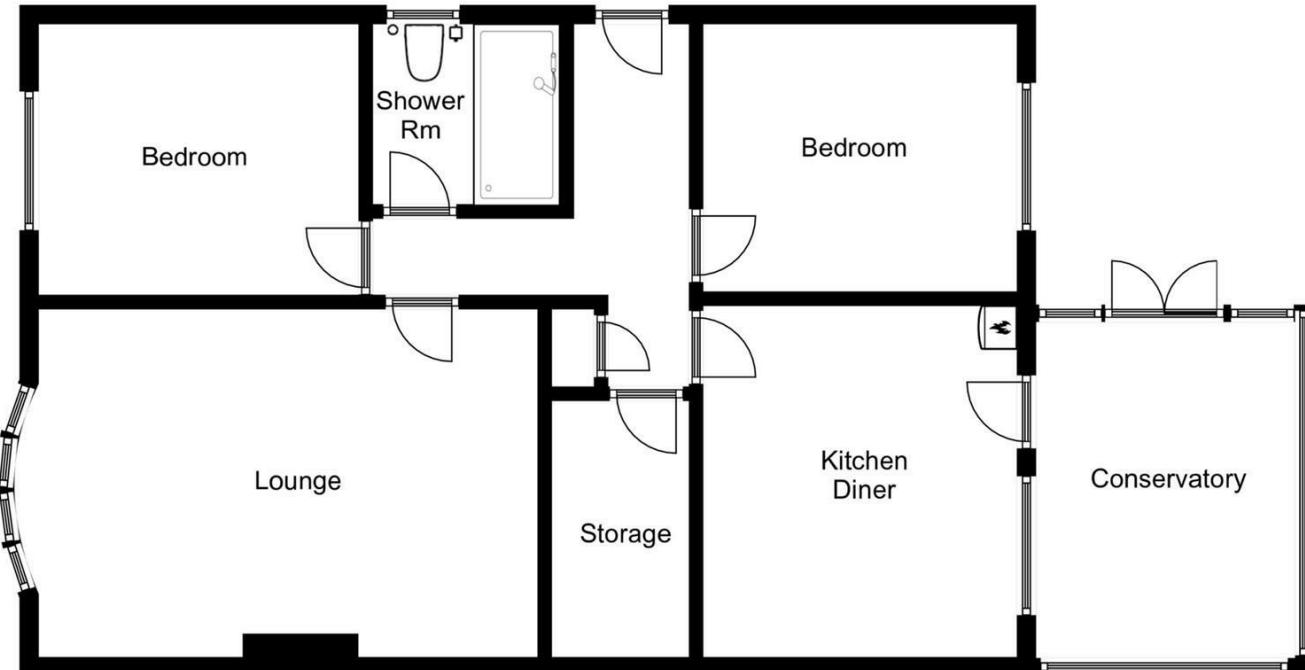
Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

Proceed north along Roman Bank turning left at the traffic lights onto Lincoln Road (A158) turning right at the fire Station into Churchill Avenue and left into Beacon Park Drive. Proceed along Beacon Park Drive turning right into Finesterre Avenue and right again into the Needles whereupon the property will be found on the right hand side.

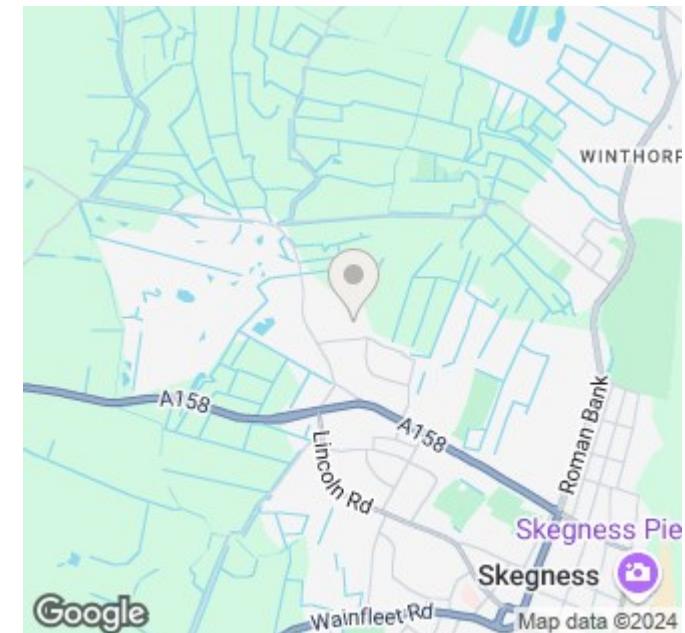


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**FLOORPLAN** Not to scale – For identification purposes only

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.

