



36, Beacon Park Drive, Skegness

£220,000



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Willsons
— SINCE 1842 —

36, Beacon Park Drive,
, Skegness,
Lincolnshire, PE25 1HE

"AGENT'S COMMENTS"

NO ONWARD CHAIN. An attractively presented and spacious 3 bedroom detached bungalow with integral garage situated on a corner position in this residential location in the popular coastal resort of Skegness. The accommodation comprises reception hall, 22' lounge dining room, kitchen, shower room, 3 bedrooms and integral garage. The property has the benefit of Upvc double glazed windows and doors, gas fired central heating, EV charging point, front and side gardens including enclosed patio garden.

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

Accommodation

Reception Hall

Having a recessed Upvc double glazed entrance door with side screen, the initial entrance section being 4'10" wide, having 2 radiators, coving to ceiling, telephone point, recessed cloaks cupboard, airing cupboard enclosing hot water cylinder, loft hatch.

Lounge Dining Room

22'8" x 11'10" (6.91m x 3.61m)

Having 3 Upvc double glazed windows to 2 aspects, marble backed fireplace with decorative surround and inset living flame gas fire, TV point, telephone point, decorative plaster wall niche, 2 wall light points, coving to ceiling.

Kitchen

11'8" x 10'11" / 7'6" (3.56m x 3.35m / 2.29m)

Having a range of white high gloss wall and base units including glazed displays, worksurfaces with splash back tiling and stainless steel single drainer sink with mixer tap, built-in electric oven with ceramic hob and extractor hood over, 2 appliance spaces, Worcester wall mounted gas fired central heating boiler, radiator, tiled floor, Upvc double glazed window and door to rear.

Shower Room

7'9" x 7'8" (2.36m x 2.34m)

Equipped with a walk-in shower cubicle with electric shower and curved entry doors, wc, wash hand basin, chrome ladder style towel rail, safety floor, Upvc double glazed window to rear, mermaid style boarding to walls, extractor fan.

Bedroom 1

13'7" x 10'9" (4.14m x 3.28m)

Upvc double glazed window to front, radiator, coving to ceiling.

Bedroom 2

11'4" x 10' (3.45m x 3.05m)

Upvc double glazed window to rear, radiator, coving to ceiling.

Bedroom 3

8'5" x 7'4" (2.57m x 2.24m)

Upvc double glazed window to front, radiator, recessed built-in cupboard.

Exterior

Having lawned gardens to the front and side with low wall, concrete path with slate edging and rubbercrumb drive giving space for 1 vehicle in front of the garage. A door from the kitchen leads to the rear concreted path with gate to one end and leads to the rear door of the garage.

Garage

20'5" x 11' (6.22m x 3.35m)

Having up and over vehicle door, Rolec electric car charging point, worksurface to rear, space and plumbing for washing machine and dryer, Upvc double glazed window and Upvc door to rear.

The side garden is low maintenance patio style with paved patios, raised borders and block paving with a hand gate which leads onto the front garden.

Tenure & Possession

The property is Freehold with vacant possession upon completion. Please note: probate has already been obtained upon this property.

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 Reference Number: 4134-2929-2300-0921-3292.

Viewing

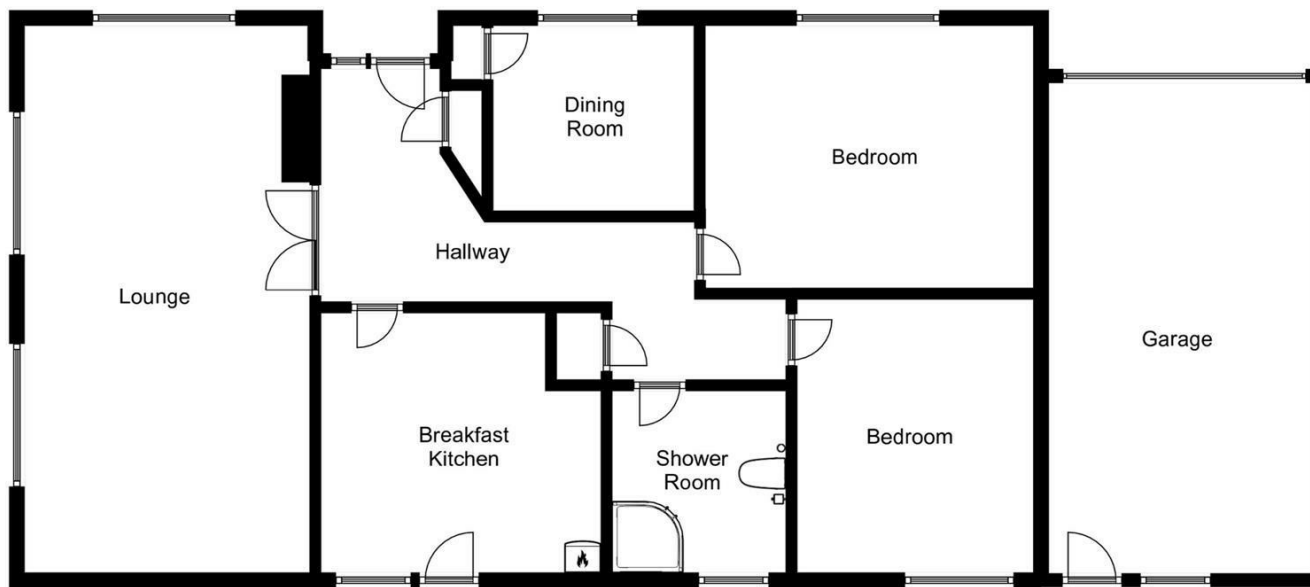
Viewing is strictly by appointment with the Skegness office at the address shown below.

Location

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 whereupon the property will be found on the left hand side.

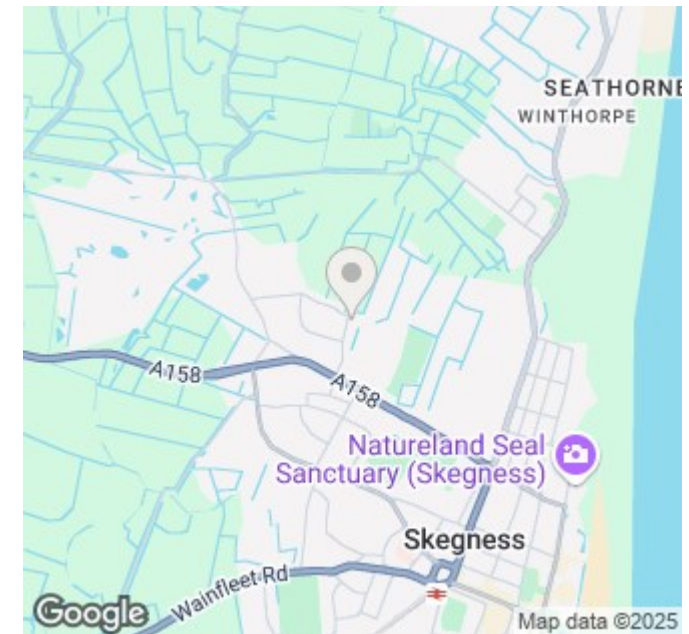


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FLOORPLAN Not to scale – For identification purposes only

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.

