

14 BRANCASTER DRIVE SKEGNESS PE25 1AJ



A substantial 3 bedroom detached bungalow in an excellent location convenient for the town centre, seafront and golf links.

The accommodation includes Hallway, 16' Breakfast Kitchen, 22' Lounge/Dining Room, Bathroom, 2nd W.C., gas central heating, part pvc double glazed, large rear garden and set within a generous width plot with in/out tarmac drive and 'drive through' garage.

PRICE:- £154,950

TURNER
EVANS
STEVENS
LIMITED

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MABLETHORPE

16d Victoria Road LN12 2AQ
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SKEGNESS

32 Roman Bank PE25 2SL
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SPILSBY

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LOCATION

From Turner Evans Stevens office in Skegness follow Roman Bank northwards, over the traffic lights and right into Seaview Road, left into Hoylake Drive, over Muirfield Drive and left into Brancaster Avenue

ACCOMMODATION

Entrance is on the front elevation via a pvc door leading to a porch with laminate floor and opening into the Reception.

HALLWAY

with radiator, picture rail, central heating temperature control, access to roof space, electric meter and fuses, tiled floor, ceiling fan light.

BREAKFAST KITCHEN

16' 3" x 10' 9" (4.95m x 3.28m) reducing to 9'3" (4.95m x 3.3m/2.82m) fitted with base and wall units, work surfaces with breakfast bar, deep glazed sink unit and drainer, space for electric cooker, hood over, radiator, pvc windows to side and rear elevations with view over the rear garden, spaces for washing machine, dishwasher and further appliance, pvc door to rear garden, tiled walls.

LOUNGE / DINING ROOM

22' 4" x 12' (6.81m x 3.66m) reducing to 9' (6.8m x 3.65m/2.75m) with pvc bow window to the front elevation, radiators, picture rail, T.V aerial point, pvc double glazed sliding patio door with pleasant outlook over the rear garden, two ceiling fan lights.

BEDROOM 1

13' x 12' (3.96m x 3.66m) into chimney breast and wardrobes (3.96m x 3.65m) with pvc bow window to the front elevation, radiator, built in wardrobes and top cupboards, picture rail.

W.C.

with toilet, opaque double glazed pvc window to rear.

BATHROOM

with a 3 piece suite comprising bath with tap with hand shower attachment, moulded wash hand basin with cupboard below, W.C. ladder style towel rail, wall tiling to full height, floor tiles, opaque double glazed rear window.

INNER HALLWAY

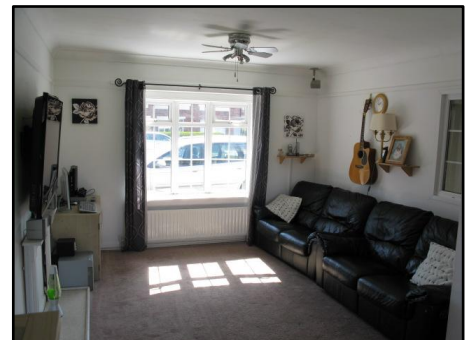
With laminate effect floor.

BEDROOM 2

12' 10" x 9' 11" (3.91m x 3.02m) with a pvc window to the front elevation, radiator, coving to ceiling.

BEDROOM 3

12' 11" x 9' 11" (3.94m x 3.02m) reducing to 6'10" (2.08m) with a pvc window to the rear elevation, radiator, coving to ceiling.



OUTSIDE

The property has an in/out tarmac drive to the front elevation with a raised walled half moon flower bed and a low brick wall frontage. There are lamps either side of the front door and the attached:-

GARAGE

16' 3" x 9' 10" (4.95m x 3m) being 'drive through' with up and over vehicle doors to the front and rear elevations, concrete floor, light and power connected.

To the rear of the garage is a tarmac yard/parking area with light over. The generous sized rear garden has a coloured flagged patio, lawns with path, garden shed, cold water tap and exterior lighting.

TENURE

Freehold with vacant possession available upon completion of the sale.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

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