



76 Laythorpe Avenue, Skegness

£225,000



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**Willsons**  
SINCE 1842



76 Laythorpe Avenue  
Skegness  
Lincolnshire, PE25 3BZ

### "AGENT'S COMMENTS"

*A 4 Bedroom semi-detached family house with garage situated in this popular residential cul-de-sac close to the beach and Seacroft Golf Course. The accommodation comprises: Entrance porch, hall, lounge, living room, kitchen & utility porch with wc, 4 first floor bedrooms and bathroom. The property benefits from majority Upvc double glazed windows and gas fired central heating, gardens, parking and garage. Some modernisation required. NO ONWARD CHAIN.*

### LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary and 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 and dentist's surgeries and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways, of course one 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 Porch

6'6" x 4'6" (1.98m x 1.37m)

Of Upvc double glazed construction on a brick base, solid roof, tiled floor, Upvc double glazed entrance door to:

### Entrance Hall

With radiator, picture rail, original decorative leaded single glazed side window, stairs to the first floor with cupboard under.

### Lounge

14'8" x 13'9" max (4.47m x 4.19m max)

Having stone effect fireplace with raised recessed stands and wooden mantle, gas point, radiator, Upvc double glazed bay window to front, glazed internal door.

### Living Room

24'8" x 11'8" reducing to 10'6" (7.52m x 3.56m reducing to 3.20m)

Having a split level ceiling, stone effect fireplace with gas point, 2 radiators, 2 Upvc double glazed windows overlooking the rear garden, glazed internal door.

### Kitchen

13'7" x 8'2" max (4.14m x 2.49m max )

Having a range of base units with worksurfaces over incorporating stainless steel single drainer sink, space for gas oven with cooker hood over, 2 Upvc double glazed windows to side, 2 recessed store cupboards, glazed door to:

### Utility

10' x 4'6" (3.05m x 1.37m)

Being split into 3 sections, the middle section leading to the Upvc double glazed rear exterior door, sliding door to pantry with shelving and appliance spaces, further sliding door into utility area with wall mounted Vaillant gas fired central heating boiler, space and plumbing for washing machine, wc, single glazed window to rear.

### First Floor Landing

With large mirror on half landing, loft hatch.

### Bedroom 1

14'8" x 14'1" max (4.47m x 4.29m max)

Upvc double glazed bay window to front, radiator, 2 sets of recessed wardrobes with sliding doors.

### Bedroom 2

13' x 11'9" max (3.96m x 3.58m max)

Upvc double glazed window to rear, radiator, 2 recessed wardrobes with sliding doors.

### Bedroom 3

10'10" x 8'6" max (3.30m x 2.59m max )

Part sloping ceiling to 5'. Upvc double glazed window to side, radiator, access to loft storage space.

### Bedroom 4

10' x 7'5" max (3.05m x 2.26m max )

Upvc double glazed window to rear, wardrobes with sliding doors to one wall, radiator.

### Bathroom

8' x 8'6" reducing to 5'9" (2.44m x 2.59m reducing to 1.75m)

Being 'L' shaped. Having bath with mixer tap/shower over, wc, wash hand basin, radiator, airing cupboard housing the hot water cylinder, tiled walls, Upvc double glazed window to side.

### Exterior

Having a raised front lawned garden with concrete path to the front of the house and a concreted drive leading to a pair of tall wooden gates opening to the rear garden and the garage.

### Garage

19'9" x 9'6" (6.02m x 2.90m)

Having brick walls under a pitched asbestos tiled roof, light and power, up and over vehicle door, 2 single glazed side windows.

### Rear Garden

The rear garden being lawned with both concreted and paved sitting areas and a raised bed.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

Note this property forms part of a deceased estate for which probate has already been obtained.

### 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 62 D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8234-7429-0300-0627-3206.

### Viewing

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

### Directions

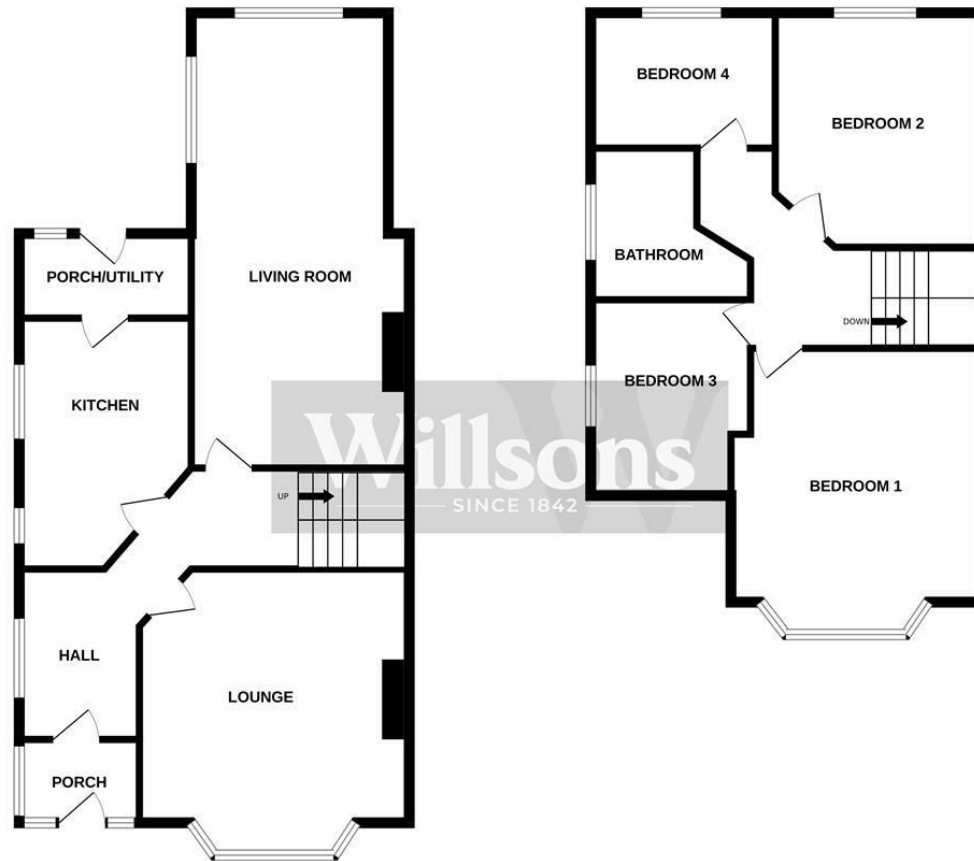
Proceed left out of our Skegness office along Alghitha Road turning right at the park onto Rutland Road and left at the end onto Lumley Road turning right just before the clock tower onto Drummond Road and proceed along Drummond Road whereupon the first turning onto Laythorpe Avenue will be found on the right hand side and proceeding round the cul-de-sac whereupon number 76 will be found on the right hand side.





GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.

1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.

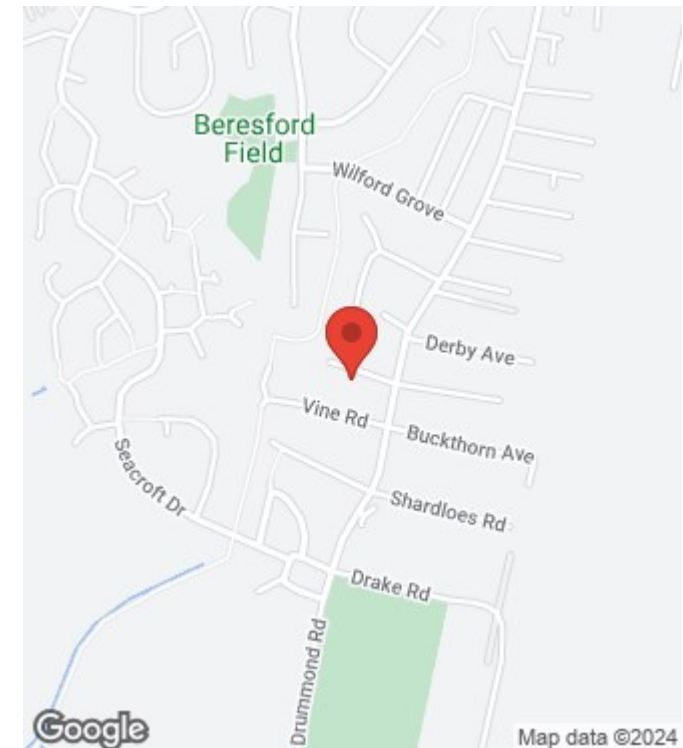


TOTAL FLOOR AREA: 1449 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**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.



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