



4 North Foreland Drive, Skegness

£299,950



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Willsons
SINCE 1842

4 North Foreland Drive
Skegness
Lincolnshire, PE25 1QT

"AGENT'S COMMENTS"

Spacious 3 bedroom detached house on this residential cul-de-sac close to the beach and overlooking the North Shore Golf Course. The accommodation comprises: entrance and utility room, kitchen, inner hall, dining room, conservatory, lounge, ground floor bedroom, bathroom, 2 first floor bedrooms and shower room. The property benefits from Upvc double glazing, gas fired central heating, front, side and rear gardens, driveway and parking and is being offered for sale with 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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16 Alghita Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. skegness@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Accommodation

Upvc double glazed entrance door opens into:

Entrance and Utility Room

7'1" x 6' (2.16m x 1.83m)

Having wall and base units, worksurface, space and plumbing for washing machine and dishwasher, wall mounted gas fired central heating boiler, Upvc double glazed window to front. Archway to:-

Kitchen

11'6 x 8'10" (3.51m x 2.69m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel sink with mixer tap, splash-back tiling, 4 ring gas hob with built-in electric oven below and stainless steel extractor hood over, tiled floor, radiator, inset ceiling spotlights, Upvc double glazed window to front, archway to:-

Inner Hall

With radiator, 2 understairs storage cupboards, single glazed door with side panels opening to:-

Front Porch

With wooden exterior door.

Lounge

15'2" x 12'10" (4.62m x 3.91m)

Upvc double glazed bay window, Upvc double glazed window to side, 2 radiators, archway to:-

Dining Room

11'10" x 11'10" (3.61m x 3.61m)

Upvc double glazed window to side, single glazed door with side screen to:-

Conservatory

11'7" x 6'5" (3.53m x 1.96m)

Of Upvc double glazed construction on a brick base with polycarbonate roof, Upvc double glazed door to garden.

Ground Floor Bedroom

13'11" x 12' (4.24m x 3.66m)

Upvc double glazed window, radiator, built-in wardrobes.

Bathroom

11'10" x 6'10" (3.61m x 2.08m)

Comprising corner bath, large shower cubicle with electric shower, was hand basin, wc, heated chrome towel rails, inset ceiling spotlights, tiling to walls, Upvc double glazed window to side.

First Floor Galleried Landing

With recessed cupboards, door to part boarded loft storage area.

Bedroom 2

12' x 11'8" (3.66m x 3.56m)

Upvc double glazed window to side, radiator, part sloping ceiling to 5', built-in wardrobes, dressing table and wash hand basin.

Shower Room

9'4" max x 2'7" (2.84m max x 0.79m)

Comprising tiled shower cubicle with electric shower, wash hand basin, wc, Upvc double glazed window, ceiling spotlights.

Bedroom 3

11'11" x 8'9" (3.63m x 2.67m)

Upvc double glazed window to side, radiator, built-in wardrobes and dressing table.

Exterior

The property is approached via a pair of brick pillars over the gravelled sweeping driveway with parking and lawn area. There are lawns to the side with block paved path leading to the rear garden being laid to lawn having a block paved patio area overlooking the North Shore Golf Course, greenhouse, 2 timber sheds.

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 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 58 D. The full report is available from the agents or by visiting www.epcregister.com Reference Number:2900-7679-0522-0222-3873.

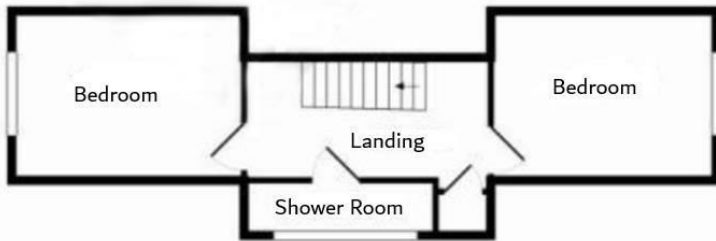
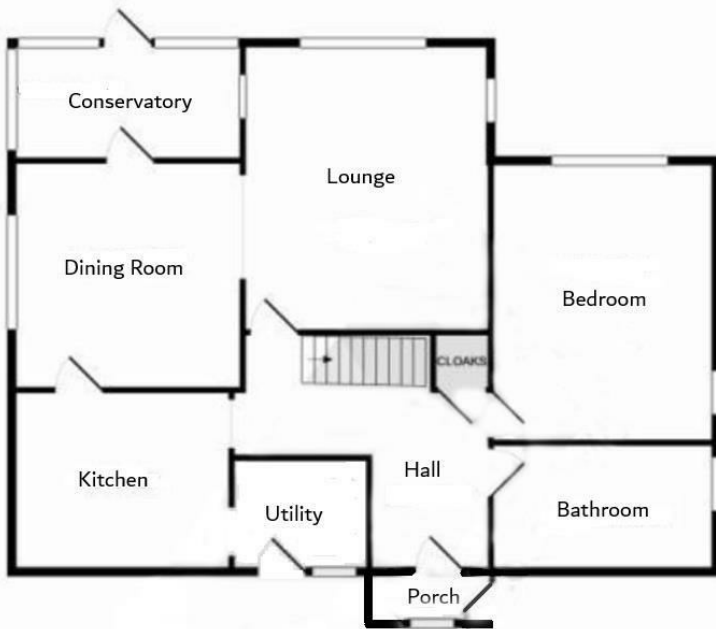
Viewing

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

Directions

To visit the property proceed northwards out of Skegness along the A52 Roman Bank, turn right immediately after the North Shore Golf Course into the cul-de-sac being North Foreland Drive where the property will be found on the right hand side. There is a footpath at the end of North Foreland Drive which connects to the seafront.





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.

