



5, Holland Drive, Skegness

£245,000



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**Willsons**  
SINCE 1842

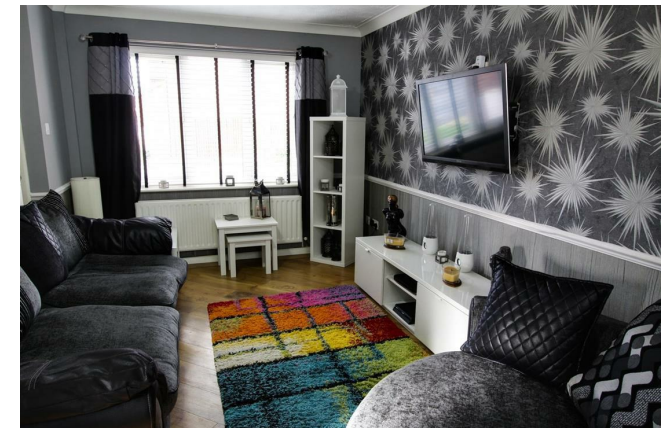
5, Holland Drive,  
, Skegness,  
Lincolnshire, PE25 3NH

### "AGENT'S COMMENTS"

*3 Bedroom detached house situated in the popular Seacroft area of Skegness being convenient for Richmond Primary School. The accommodation comprises: 23' lounge-dining room, attractively fitted kitchen, ground floor cloakroom/wc, 3 first floor bedrooms and shower room. The property benefits from gas fired central heating, Upvc double glazed windows, garage and parking and an enclosed rear garden. 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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<https://www.willsons-property.co.uk>

### Accommodation:

Access is gained via a Upvc double glazed front entrance door opening into:

### Entrance Porch

With karndean flooring. Door to:

### Cloakroom WC

With wc and wash hand basin, Upvc double glazed window to front, karndean flooring.

### Lounge-Dining Room

23'7" x 16'4" reducing to 7'9" (7.21m x 4.98m reducing to 2.38m )

Having Upvc double glazed window to front, karndean flooring, dado rail, coving to ceiling, 2 radiators, stairs to the first floor with cupboard under, aluminium framed double glazed patio doors to rear garden.

### Kitchen

9'3" x 7'10" (2.83m x 2.41m)

Attractively fitted with a modern range of base and wall units with worksurfaces, space and point for electric cooker with cooker hood over, inset single drainer sink with mixer tap, gas central heating boiler, space and plumbing for dishwasher and washing machine, space for fridge freezer, splash-back tiling, radiator, Upvc double glazed window to rear, Upvc double glazed door to the side.

### First Floor Landing

### Bedroom 1

12'0" x 8'11" (3.66m x 2.72m )

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

### Bedroom 2

11'6" x 9'7" into chimney recess (3.52m x 2.94m into chimney recess)

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

### Bedroom 3

8'7" x 7'3" (2.63m x 2.23m)

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

### Shower Room

Comprising large walk-in shower cubicle with direct shower and glass screen, range of cupboards with integrated wc and wash hand basin, tiled walls, Upvc double glazed window to rear, ladder style towel rail radiator.

### Exterior:

Lawned front garden area and gravel drive providing parking and leading to the:-

### Garage

16'9" x 9'9" (5.11m x 2.98m)

With 'up and over' door, light and power connected, Upvc double glazed window to rear.

### Enclosed Rear Garden

The enclosed rear garden is mainly laid to lawn and has a paved patio area.

### 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, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate:

The property has an energy rating of D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0061-2823-7793-9291-6821.

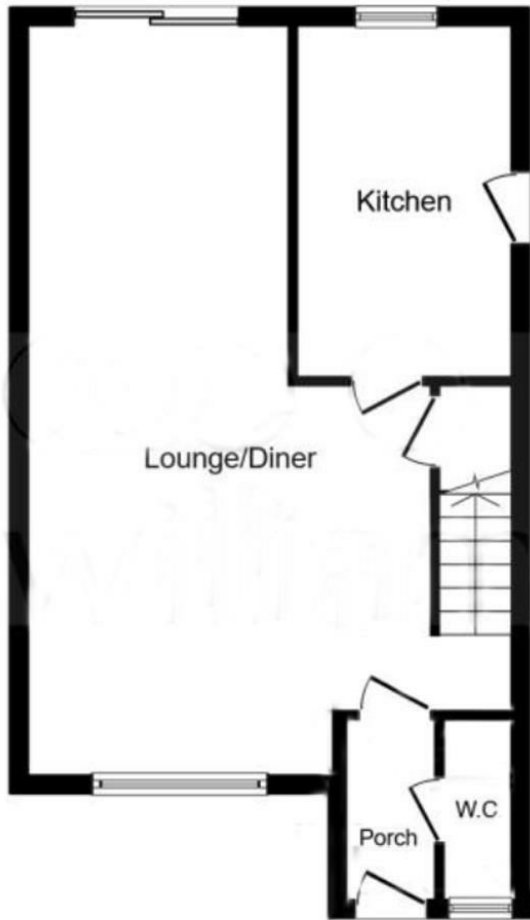
### Directions:

To visit the property proceed out of Skegness town centre around the one way system and along Richmond Drive, continue along this road for approximately 1 mile and take the right hand turning into Holland Drive where the property can be found on the left hand side.

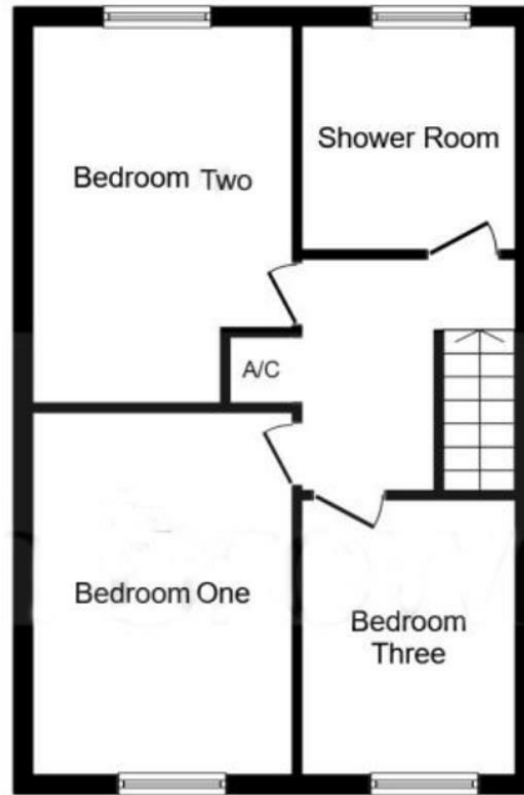
### Viewing:

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





**Ground Floor**



**First Floor**



**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.

