



31, Briar Way, Skegness

£279,999



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Willsons
SINCE 1842

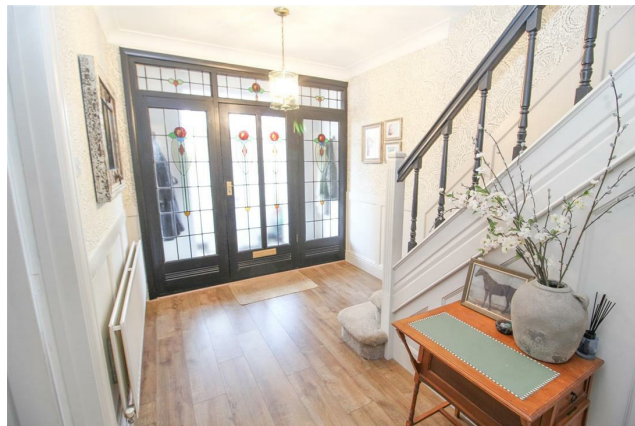
31, Briar Way,
, Skegness,
Lincolnshire, PE25 3QA

"AGENT'S COMMENTS"

An opportunity to purchase an attractively presented and spacious semi-detached family house handily situated for the town centre and amenities. Having a porch, reception hall with return staircase, 29' lounge-dining room, family room, kitchen, utility, WC, 4 first floor double bedrooms and bath-shower room. Having the benefit of Upvc double glazed windows, Upvc clad soffits and fascias, gas fired central heating to radiators, low maintenance gardens and parking for 3 vehicles.

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.



Willsons
SINCE 1842

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Accommodation

Composite front entrance door opens into the

Entrance Porch

8' x 5'5" (2.44m x 1.65m)

Having a tiled floor and original decorative leaded glazed inner door and side screens opening into the

Reception Hall

13'5" x 11'8/4" (4.09m x 3.35m/2.54m)

Having a return staircase to the first floor landing, radiator, oak laminate effect floor, understairs cupboard housing the electric meter, decorative boxed panelling to lower walls throughout the reception hall and up the stairs and onto the landing.

Lounge-Dining Room

29'2" x 13'3"/10'10" (8.89m x 4.04m/3.30m)

Into Bay and Chimneys. Upvc double glazed bay window to the front and a Upvc double glazed window to the rear, television point, 3 radiators and a decorative Fireplace in the lounge with an inset electric flame effect fire.

Family Room

11'4" x 10'10" (3.45m x 3.30m)

Upvc double glazed side window, oak laminate effect floor, radiator, television point.

Kitchen

12'10" x 12'2" (3.91m x 3.71m)

Equipped with a modern range of 'shaker style' panelled wall and base units with roll edge worksurface over having complimentary splashback tiling and inset single drainer sink and mixer taps. integrated 5 ring gas hob with electric oven below and extractor hood over and integrated dishwasher. Matching central 'breakfast Island' with recess for 4 stools, exposed ceiling beams, oak laminate effect floor, 2 Upvc double glazed windows and a Upvc double glazed side exterior door.

Utility Room

10'6" x 9'2" (3.20m x 2.79m)

Equipped with a high gloss range of wall and base units including larger cupboards with integrated washing machine, fridge and freezer, Veissmann wall mounted gas fired central heating boiler, vertical radiator, oak laminate effect floor, a pair of Upvc double glazed patio doors open onto the rear garden. Also incorporates the cloakroom with WC.

Landing

Being galleried with loft hatch, recessed storage cupboard and return stairs from the reception hall having Upvc double glazed window at the half landing.

Bedroom 1

16'2" x 12'4" max. (4.93m x 3.76m max.)

Into bay and Chimney. Upvc double glazed front bay window, radiator and a range of wardrobes built into the chimney recesses.

Bedroom 2

12'10" x 12'4" (3.91m x 3.76m)

Upvc double glazed rear window and radiator.

Bedroom 3

13'1" x 10'11" max. (3.99m x 3.35m max.)

Into Chimney. Upvc double glazed rear window, radiator and a range of wardrobes built into the chimney recess.

Bedroom 4

9'4" x 8'9" (2.84m x 2.67m)

Upvc double glazed front window and radiator.

Bath-Shower Room

11'9" x 7'10" (3.58m x 2.39m)

Equipped with a luxurious enamelled free standing roll top bath on 4 feet, shower cubicle with direct shower, WC, wash hand basin, radiator, tiled floor, half tiled walls and 2 Upvc double glazed side windows.

Exterior

The property has the benefit of low maintenance gardens which can be enjoyed all year round, the front being hard standing with a front wall which allows additional parking. To the side of the property the drive way can accommodate 2 cars comfortably with screen fencing and a hand gate opening onto the enclosed side and rear garden which has all been decoratively block paved having a brick wall to the 3 sides and outside tap. Also housing the wooden bar and entertaining area with a matching wooden verandah leading around to the open pergola to the rear of the dining room. The property also has the benefit of overlooking the bowling green and cricket ground to the rear.

Tenure and 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, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of ' 66 D '. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0335-3009-5201-0829-4200.

Viewing

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

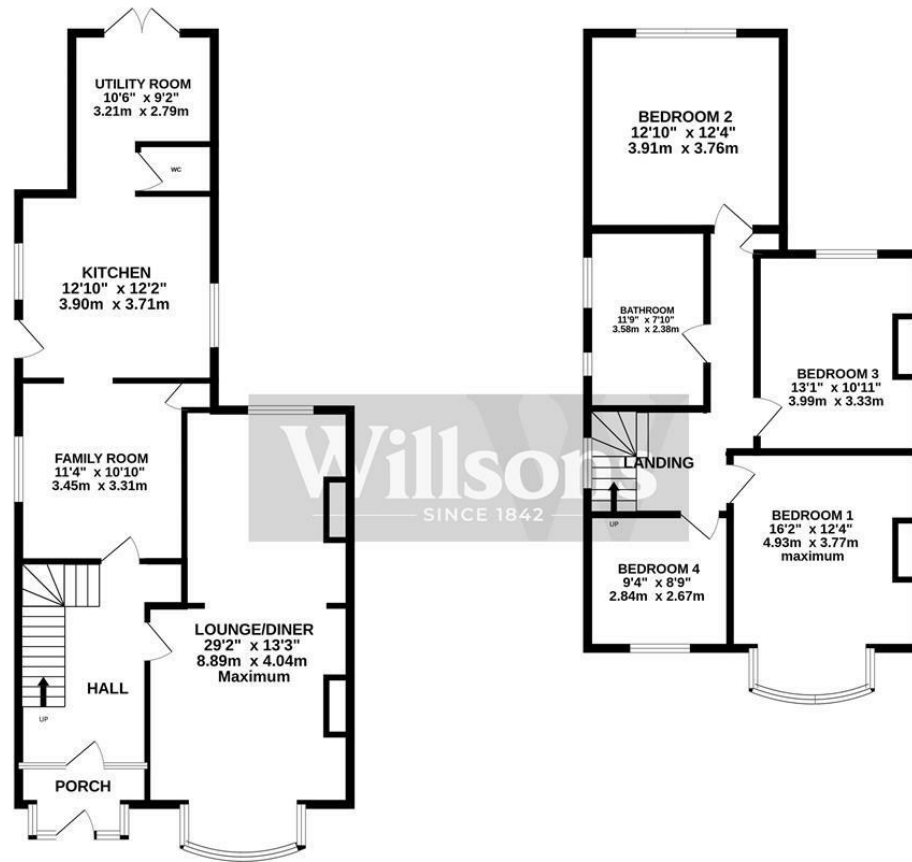
Directions

Being situated close to the shops and local amenities. To find the property proceed left out of our office on Alghitha Road and right at the Park onto Rutland Road and left onto Lumley Road, turning right just before the Clock Tower onto Drummond Road and second right onto Sandbeck Avenue. Proceed along Sandbeck Avenue taking the second turning right into Briar Way whereupon the property will be found on the left hand side.



GROUND FLOOR

1ST FLOOR



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. Made with Metrovox ©2024

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.

