



6 Kings Avenue, Winthorpe Winthorpe

£190,000



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Willsons
— SINCE 1842 —

6 Kings Avenue, Winthorpe,
Winthorpe Skegness,
Lincolnshire, PE25 1RD

"AGENT'S COMMENTS"

A traditional detached bungalow located opposite the coastal path in Winthorpe on the outskirts of the popular town of Skegness. Although this dwelling would benefit from a scheme of modernisation, it offers an ideal location for a holiday home, ample off road parking and garage, private rear garden, uPVC windows and door throughout and no onward chain.

LOCATION

Winthorpe with a primary school & sandy beaches is located on the outskirts of the seaside resort of Skegness. Skegness has primary & secondary schools including a grammar & colleges. There is a range of shops both national & independents including several supermarkets. There is also a hospital, doctor's surgeries, dentists & leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs & restaurants as well as takeaways of course one of which being fish & chips. Regular bus services run from Skegness along the coast through Winthorpe. Skegness also has a train station with services to Nottingham.



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<https://www.willsons-property.co.uk>

Front Of Property

With decorative brick built wall to the front boundary having double wrought iron gates giving access to a block paved driveway. The frontage is predominately low maintenance with areas of gravel and slabbing. A concrete footpath leads to the front and side of the property.

Hallway

With carpeted flooring and access to the loft space.

Lounge

13' x 12'10" (3.96m x 3.91m)

With carpeted flooring, wall mounted gas fire with wooden surround, bay window to the front of the property and window to the side.

Kitchen

14'10" x 9'11" (4.52m x 3.02m)

Having a range of base and wall units with tiled splashbacks, space and plumbing for washing machine, stainless steel sink, large double built in storage cupboard, floor standing boiler, windows to the side and rear of the property, external door to the side of the property, vinyl flooring to the kitchen area and carpeted flooring to the dining area.

Pantry

With vinyl flooring and window to the side of the property.

Bedroom One

12'11" x 11' (3.94m x 3.35m)

With a range of built in wardrobes, carpeted flooring and window to the front of the property.

Bedroom Two

11'10" x 8'4" (3.61m x 2.54m)

With carpeted flooring and window to the rear of the property.

Bathroom

With electric shower over the bath, WC, sink, additional wall mounted electric heater, carpeted flooring and window to the rear of the property.

Rear Garden

Bordered by wooden fencing and brick walls, raised patio with slabs and low maintenance gravelled areas with shrubs.

Garage

16'5" x 9'11" (5.00m x 3.02m)

Of brick built construction with pitched roof, timber double doors, single glazed window and having power and light.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0497-3955-6200-9335-2204

Services

We understand that mains electricity, gas, drainage and water are connected to the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

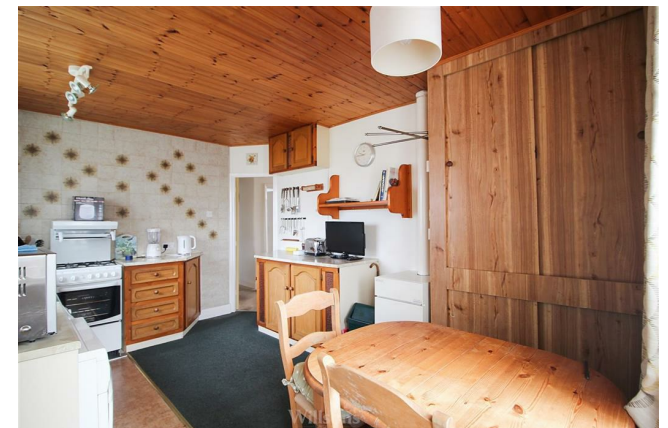
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

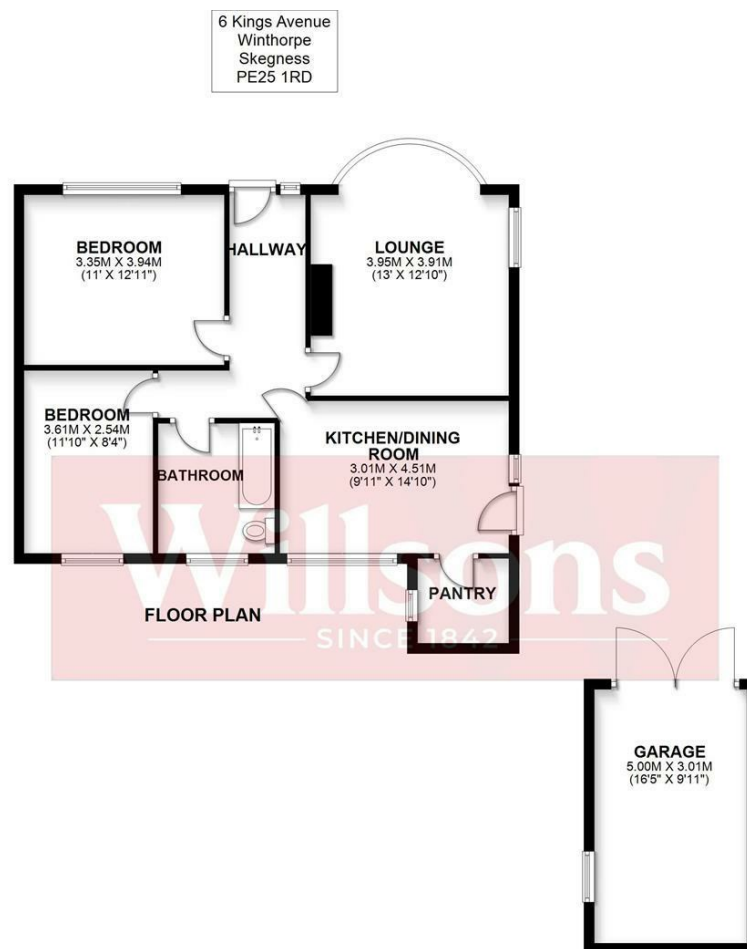
Viewing

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

What 3 Words

///occupy.sailor.books

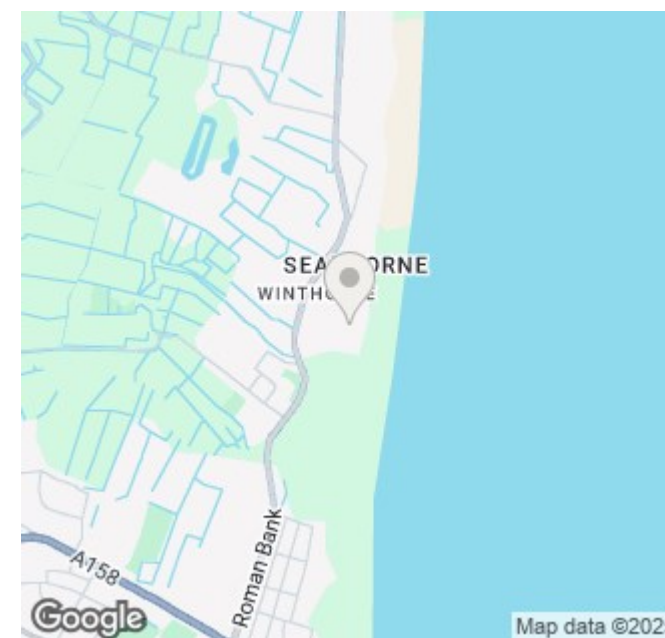




TOTAL AREA: APPROX. 86.7 SQ. METRES (933.1 SQ. FEET)

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.

