



30 Dutton Avenue, Skegness

£135,000



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**Willsons**  
SINCE 1842

30 Dutton Avenue,  
Skegness,  
Lincolnshire, PE25 2HR

### "AGENT'S COMMENTS"

A semi-detached bungalow conveniently located in the coastal town of Skegness within easy reach of the local amenities including doctors surgeries, shops, transport links and leisure facilities. Benefiting from an ample sized garden, this property has the potential to be extended (STPP) as well as featuring off road parking, gas fired combi boiler and uPVC windows and doors. Offered 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.



# Willsons

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16 Alitha Road, Skegness, Lincolnshire, PE25 2AG  
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<https://www.willsons-property.co.uk>

## Front Of Property

With open gravelled frontage having slabbed vehicular access via double wrought iron gates bordered with a brick dwarf wall.

## Hallway

With double storage cupboard, access to the loft space and vinyl flooring.

## Lounge

12'11" x 10'11" (3.94m x 3.33m)

With carpeted flooring, original fire surround and window to the front of the property.

## Kitchen

7'11" x 5'10" (2.41m x 1.78m)

With a range of base and wall units, stainless sink and taps, plumbing for washing machine, vinyl flooring and window to the front of the property.

## Bathroom

5'10" x 6'2" (1.78m x 1.88m)

With WC, sink, bath, vinyl flooring and window to the rear of the property.

## Bedroom

13' x 9'5" (3.96m x 2.87m)

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

## Rear Garden

With raised slabbed patio area, mainly laid to grass with boundaries of timber fencing and mature hedging.

## Garage

Single garage constructed of asbestos panelling and timber.

## Energy Performance Certificate

The property has an energy rating of 'D', The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 8408-3344-4229-6997-3363

## Services

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

## Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

## Tenure & Possession

The property is Freehold with vacant possession upon completion.

## Viewing

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

## What 3 Words

///laminated.mash.fracture



Willsons

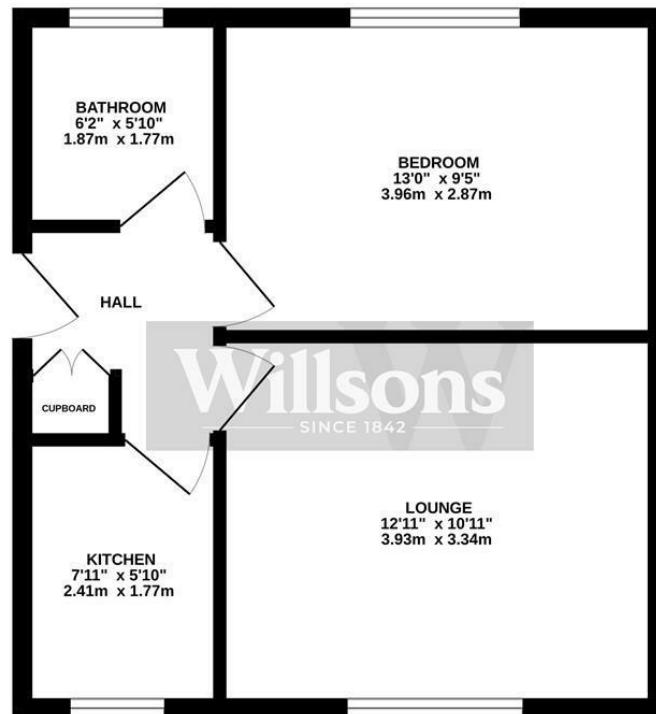


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GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 381 sq.ft. (35.4 sq.m.) approx.  
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.  
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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.

