



20 Finisterre Avenue, Skegness

£205,000



Willsons
SINCE 1842

20 Finisterre Avenue,
Skegness,
Lincolnshire, PE25 1ET

"AGENT'S COMMENTS"

A pleasantly situated detached bungalow within the popular Beacon Park area of Skegness. Ideally located for the local amenities including the doctors surgery, schools and supermarkets. This property benefits from uPVC window and doors, gas fired central heating, low maintenance garden, open field views to the rear and 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.



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Front Of Property

With boundaries of closed board fencing, concrete driveway leading to the rear and the side of the property and a slabbed frontage edged with gravel.

Entrance Hall

With carpeted flooring, access to the loft space and airing cupboard.

Lounge/Diner

21'10" x 12'02" (6.65m x 3.71m)

With carpeted flooring, internal window to the kitchen and external window to the front of the property.

Kitchen

12'02" x 10'08" (3.71m x 3.25m)

With a range of base and walls units, tiled splashbacks, stainless steel sink and taps, space for cooker, space and plumbing for washer, vinyl flooring, single glazed internal timber door and internal uPVC window to the sun room.

Bedroom One

10'07" x 8'09" (3.23m x 2.67m)

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

Bedroom Two

10'10" x 8'09" (3.30m x 2.67m)

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

Bathroom

6'05" x 5'04" (1.96m x 1.63m)

With WC, sink, double enclosed shower cubicle with direct feed shower over, extractor fan, carpeted flooring and window to the side of the property.

Sun Room

12'02" x 11'06" (3.71m x 3.51m)

With vinyl flooring, patio doors to the rear garden and window and door to the side of the property.

Garage

17'07" x 8'11" (5.36m x 2.72m)

With up and over door, power and light connected, single glazed timber door and window to the side.

Rear Garden

With rubber crumb patio, timber shed, slabbed footpath to the side of the property, open field views, gated foot access to the driveway and bordered by wooden fencing.

Services

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

Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0360-2786-3560-2795-0181

Local Authority

Council Tax Band 'B' 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

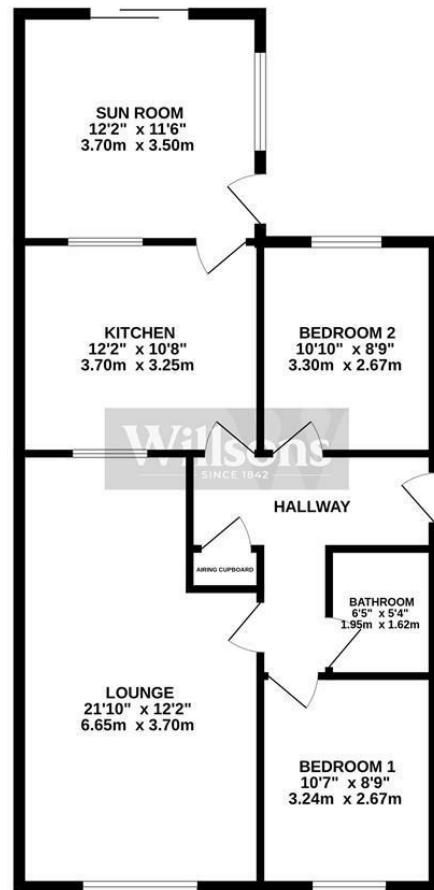
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

[//instincts.towel.examiner](http://instincts.towel.examiner)



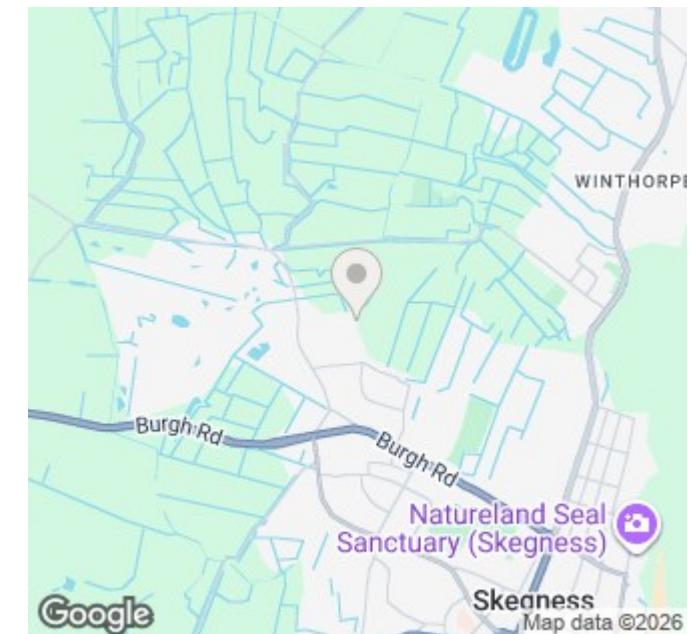
GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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.
Made with Metropix 2.025

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.



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