



125 Lincoln Road, Skegness

£170,000



**Willsons**  
SINCE 1842

125 Lincoln Road,  
Skegness,  
Lincolnshire, PE25 2JQ

### "AGENT'S COMMENTS"

*A distinctive detached bungalow set on a generous plot near to the centre of Skegness, having easy access to the local amenities and transport links. Requiring a scheme of modernisation this property offers the potential of becoming a spacious home for anyone wanting a project. Benefitting from off road parking, garage, outbuildings, gas central heating and no onward chain. \*\* Cash buyers only. \*\**

### 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>

### Front Of Property

Approached over a concrete driveway with frontage laid to grass having mature trees, shrubs and timber fencing boundaries.

### Front Porch & Entrance Lobby

With glazed panels to the side of the property and internal door leading to the lobby having carpeted flooring.

### Cloakroom

With sink, WC, carpeted flooring and window to the front of the property.

### Lounge

19' x 16'11" (5.79m x 5.16m)

With stone effect decorative fireplace and surround, internal single glazed opaque window to the kitchen, carpeted flooring, window to the front of the property, patio doors to the rear of the property and leading to the rear porch.

### Rear Porch

With glazed panels to the side and rear of the property.

### Utility/Side Porch

With vinyl flooring, plumbing for washing machine and access to the inner hallway and rear garden.

### Inner Hallway

With carpeted flooring and built in storage cupboard.

### Kitchen Breakfast Room

14' x 7'9" (4.27m x 2.36m)

With fitted bench seating breakfast area, a range of base and wall units, stainless steel sink and taps, space for cooker, space and plumbing for washing machine, extractor hood, internal single glazed opaque window to the lounge, carpeted flooring, window to the front and side of the property.

### Bedroom One

14' x 12'2" (4.27m x 3.71m)

With built in double wardrobe, vanity sink unit, carpeted flooring and window to the rear.

### Bedroom Two

12'6" x 11'11" (3.81m x 3.63m)

With two double fitted wardrobes, carpeted flooring and window to the side of the property.

### Bedroom Three

10'2" x 6'4" (3.10m x 1.93m)

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

### Bathroom

With bath, sink, WC, shower cubicle having direct feed shower over, extractor fan, floor to ceiling double storage/airing cupboard, carpeted flooring and window to the side of the property.

### Rear Garden

Having boundaries of decorative brick walls, crazy paving slabbed areas with sections of lawn with a variety of mature trees and shrubs amongst flower beds.

### Garage

19'8" x 9'10" (5.99m x 3.00m)

With 'up and over' door, power and light connected and single door access to the side.

### Outbuildings

The property has four brick built outbuildings, two to the rear of the garage and two adjacent to the rear of the property, all having power and light connected.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9310-2459-5500-2205-2551

### 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.

### Tenure & Possession

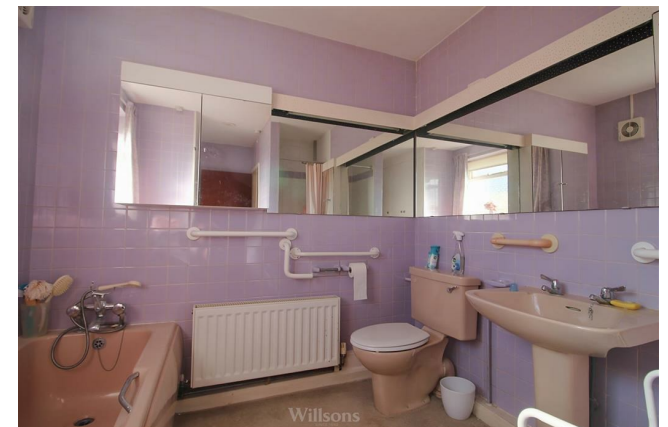
The property is Freehold with vacant possession upon completion.

### Viewing

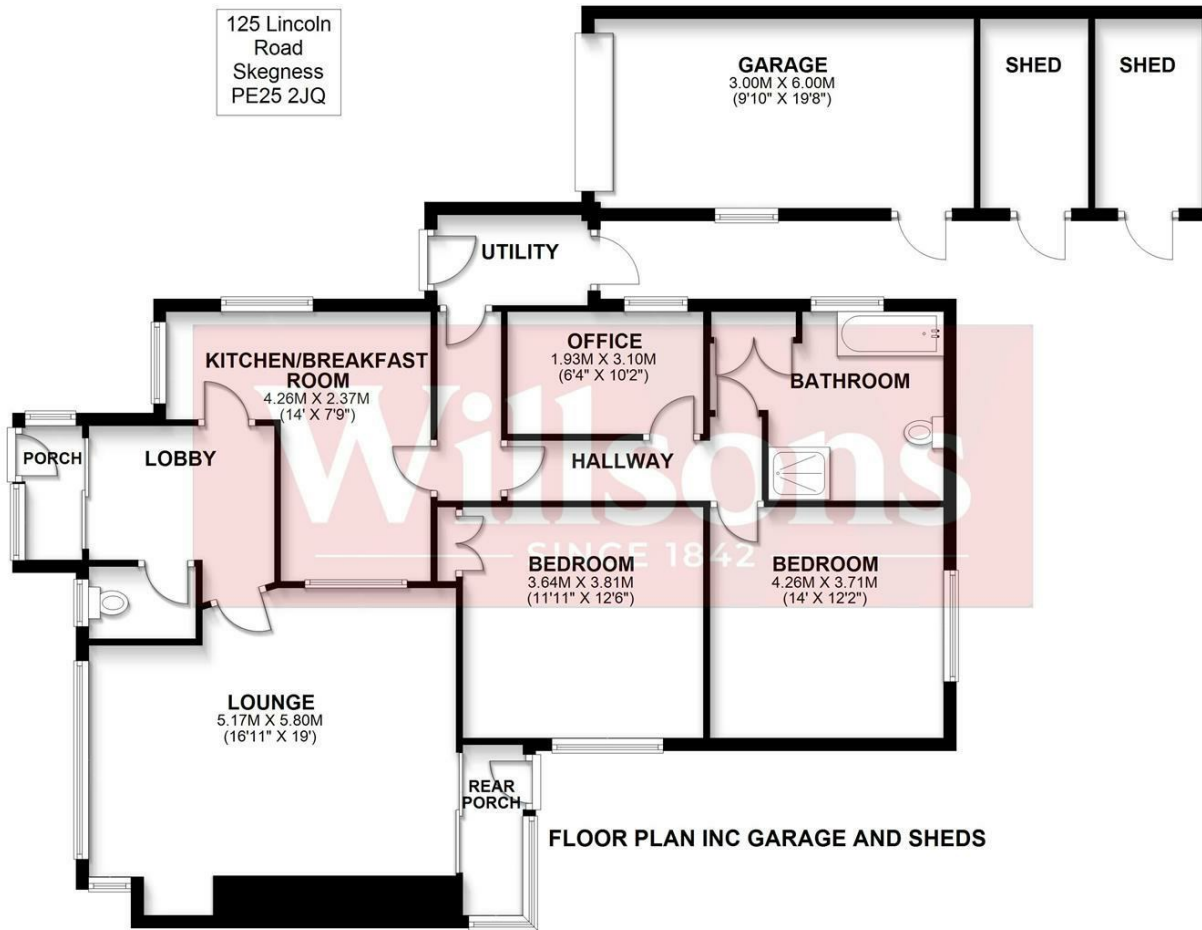
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

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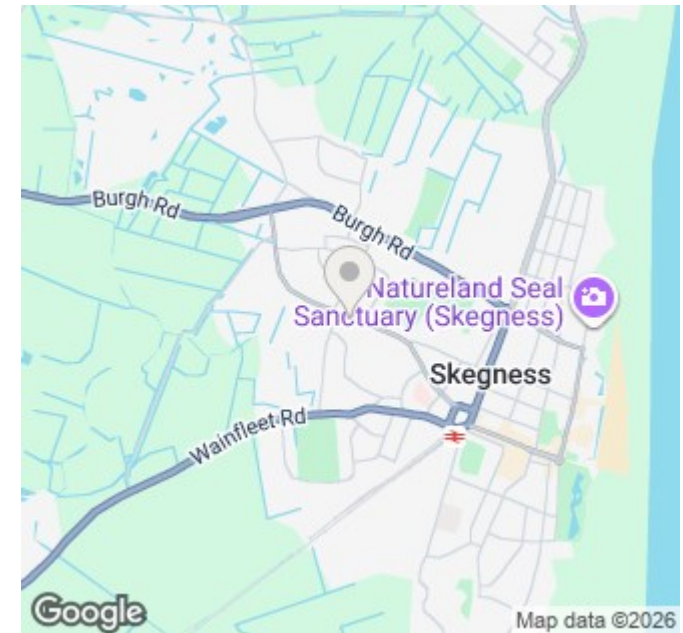
125 Lincoln Road  
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TOTAL AREA: APPROX. 141.9 SQ. METRES (1527.9 SQ. FEET)

**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.

