

19 Hoylake Drive, Skegness

£250,000

4 1 2

Willsons
SINCE 1842

19 Hoylake Drive, Skegness, Lincolnshire, PE25 1AB

"AGENT'S COMMENTS"

A modern feel detached four bedroom house within minutes to the town centre and beaches of Skegness. This family home provides a lounge/diner, kitchen with breakfast bar, utility area, downstairs WC, integral garage, ensuite and offered with no onward chain.

LOCATION

Skegness is a popular seaside resort having ample amenities including primary & secondary schools, college, a range of shops both national and local independents as well as several supermarkets, hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a variety of entertainment with pubs, bistros, restaurants and takeaways. Public transport links include bus services along the coast and inland to Boston or Lincoln and Skegness railway is located at the end of the line to Nottingham.







Willsons
SINCE 1842

16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | **E.** rentals@willsons-property.co.uk
https://www.willsons-property.co.uk

Front Of Property
Approached through decorative wrought iron double gates and over a block paved driveway leading to the front door and garage with boundaries of further wrought iron fencing and brick built wall adjacent to a small lawned area.

Hallway
With vinyl flooring and access to the integral garage.

Kitchen
11'4" x 7'3" (3.45m x 2.21m)
With a range of base and wall units, tiled splashbacks, 1.5 composite resin sink with mixer taps, breakfast bar, electric oven, gas hob, extractor hood, vinyl flooring and window to the rear of the property.

Utility Area
With space and plumbing for a washing machine, space for tumble dryer, vinyl flooring and door to the side of the property.

Lounge/Diner
20'1" x 10'6" (6.12m x 3.20m)
With double timber glazed doors leading from the hallway, LVT flooring to the diner area, carpeted flooring in the lounge and patio door and window to the rear of the property.

WC
With vinyl flooring, sink, WC and extractor fan.

First Floor Landing
With carpeted flooring and acoustic boarding feature wall on split level landing.

Bedroom One
17'10" x 9'8" (5.44m x 2.95m)
With carpeted flooring, double built in wardrobe space and window to the front of the property.

En-Suite
Requiring a refurbishment, the current owner has the new suite in readiness for fitting and is available via separate negotiation, comprising WC, sink and shower cubicle.

Bedroom Two
11'1" x 9'1" (3.38m x 2.77m)
With carpeted flooring and window to the rear of the property.

Bedroom Three
10'6" x 10'5" (3.20m x 3.18m)
With carpeted flooring and window to the rear of the property.

Bedroom Four
10'4" x 9'1" (3.15m x 2.77m)
With carpeted flooring and window to the front of the property.

Bathroom
7'8" x 7'5" (2.34m x 2.26m)
With oval free standing bath and copper effect mixer shower taps over, WC, sink vanity unit, fully tiled walls and flooring and window to the side of the property.

Garage
17'10" x 9'8" (5.44m x 2.95m)
With up and over door, power and light connected and integral door to the hallway.

Rear Garden
Having a slabbed patio area from the dining area and the remaining is predominately laid to grass with boundaries of timber fencing.

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 Reference Number: 5000-0988-0622-6608-3463

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

Tenure & Possession
The property is Freehold with vacant possession upon completion.

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.

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

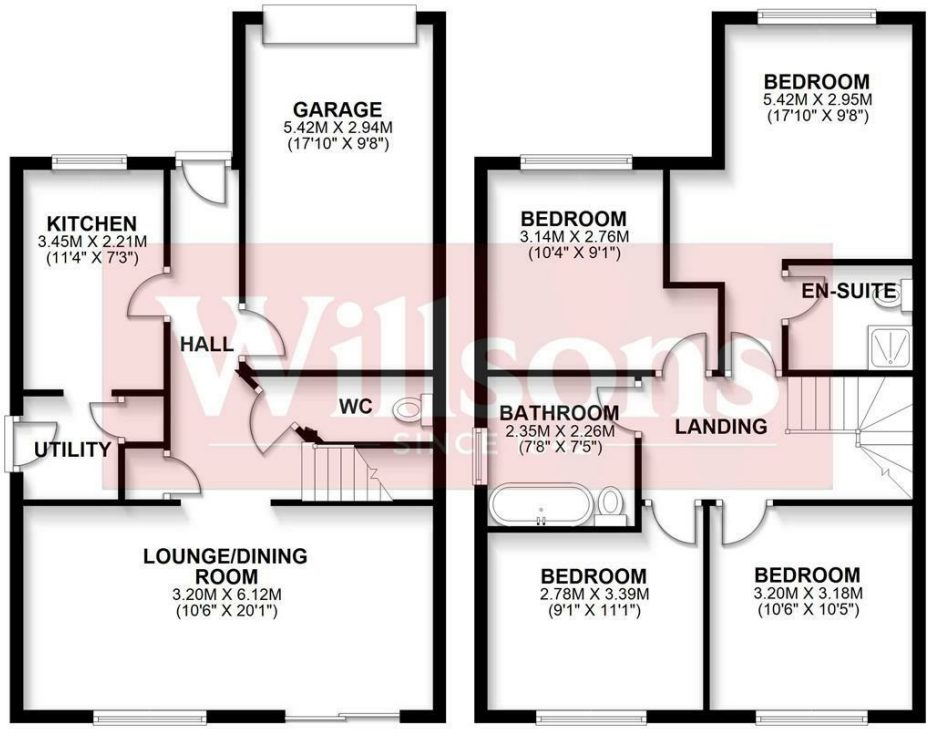
What 3 Words
///blunt.flames.curve







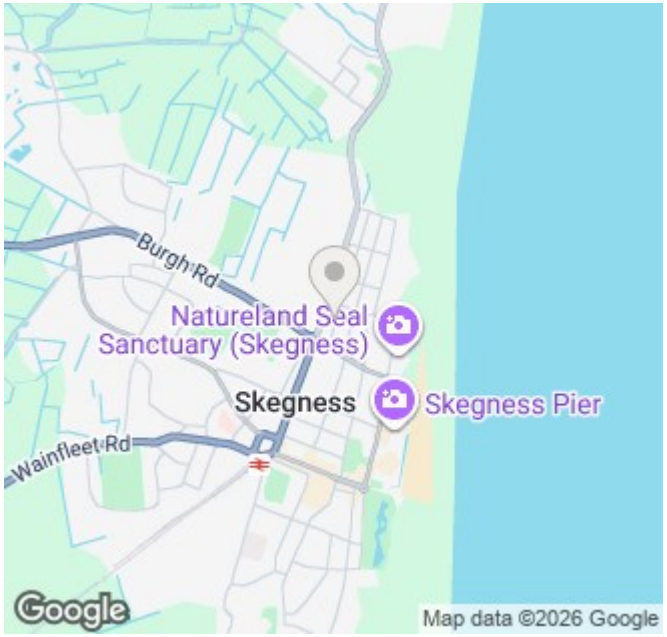
19 Hoylake Drive
Skegness
PE25 1AB



FLOOR PLAN

TOTAL AREA: APPROX. 123.0 SQ. METRES (1323.6 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.