40 Normanby Road,

£160,000

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Willsons

SINCE 1842

40 Normanby Road, Skegness, Lincolnshire, PE25 2DQ

"AGENT'S COMMENTS"

A beautifully presented mid terraced home situated on the ever popular Manorcrest development of Skegness and sitting in the catchment area of local schools and doctors, whilst still being close to the beach. Built in 2019, the property benefits from low maintenance front and rear gardens, a modern kitchen, allocated parking to the rear of the property 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
Attractively presented with low maintenance front garden of slate chippings and pathway leading to the entrance.

Hallway
With carpeted flooring.

Lounge
9'02 x 15' (max) (2.79m x 4.57m (max))
With carpeted flooring and window to front.

Dining Kitchen
12'9" x 11'2" (3.89m x 3.40m)
Modern dining kitchen with a range of base and wall units, space and plumbing for washing machine, gas hob with extractor hood over, integrated electric oven, tiled splashbacks, vinyl flooring, window to rear and French doors to garden.

Cloakroom
With WC, sink and vinyl flooring.

Landing
With carpeted flooring, loft access and storage cupboard.

Bedroom One
10'3" x 12'10" (max) (3.12m x 3.91m (max))
With carpeted flooring and window to rear.

Bedroom Two
9'2 x 12'10 (max) (2.79m x 3.91m (max))
With carpeted flooring, dual windows to front and built in wardrobe storage.

Bathroom
6'7" x 5'6" (2.01m x 1.68m)
Having bath with direct feed shower over, sink, WC, extractor fan, heated towel rail, tiled shower area and vinyl flooring.

Rear Garden
Low maintenance rear garden with decking, gravel area, slabbed path and enclosed with timber fencing and gate leading to:

Parking
The property benefits from one allocated parking space to rear.

Energy Performance Certificate
The property has an energy rating of 'B'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2758-2960-7369-6671-9904

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

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

Local Authority
Council Tax Band 'A' 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
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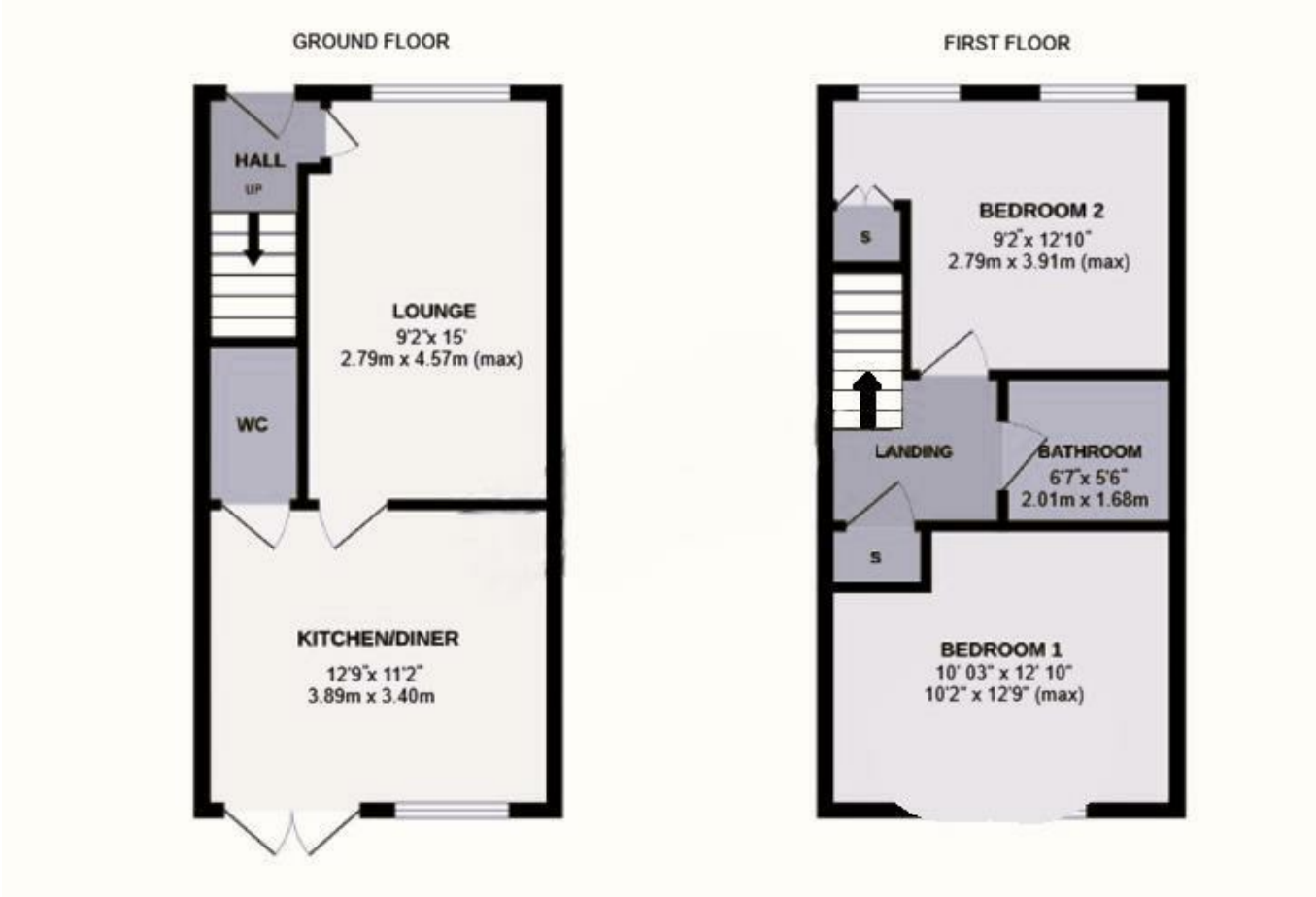

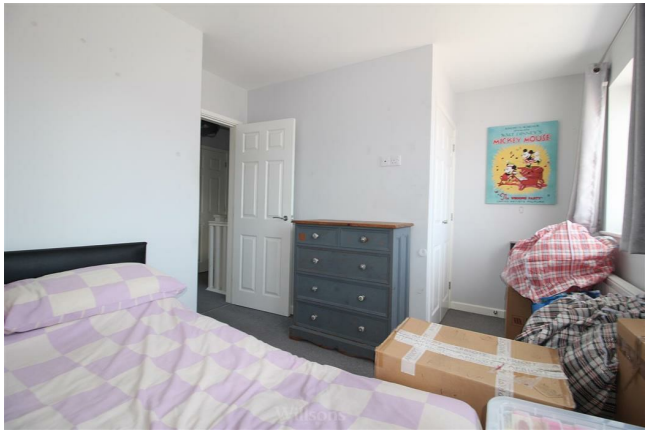

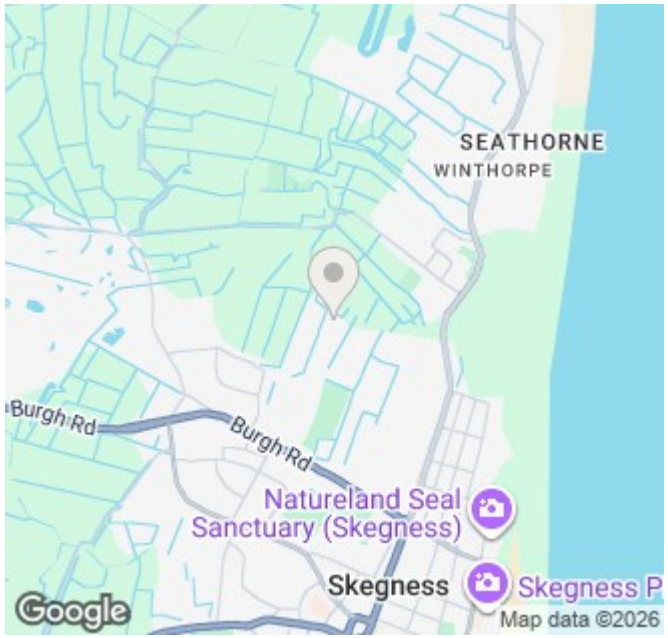

FLOORPLAN **Not to scale – For identification purposes only**

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.