5 Lawn Crescent,

£220,000

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Willsons
SINCE 1842

5 Lawn Crescent, Skegness, Lincolnshire, PE25 3QE

"AGENT'S COMMENTS"

Ideally located in the heart of the coastal town of Skegness, this detached home offers spacious living accommodation with two reception rooms, kitchen, utility room/store and three double bedrooms. Outside there is off road parking, garage and low maintenance frontage. The property requires a scheme of modernisation throughout, however offers great potential and is available 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
The property is approached over a concrete driveway bordered with a decorative wall and two wrought iron gates, with further timber gate giving access to the rear garden.

Entrance Porch
With window to front aspect and carpeted flooring.

Hallway
With carpeted flooring.

Lounge
14' x 12' (max) (4.27m x 3.66m (max))
With bay window to front aspect, gas fire, additional radiator and carpeted flooring.

Kitchen
12' x 10'3 (3.66m x 3.12m)
With a range of base and wall units, space for oven, stainless steel sink with double draining boards, window to side and rear aspect and vinyl flooring.

Dining Room
13'11 x 11'11 (4.24m x 3.63m)
With windows to both front and rear aspect, gas fire, additional radiator and carpeted flooring.

Back Porch
With part carpeted floor and part tiled floor.

Utility/Store
With vinyl flooring and space and plumbing for washing machine.

Stairs & Landing
Split level stairs with carpeted flooring and window to front aspect leading to a carpeted landing with loft access.

Bedroom One
14'8 x 11'7 (max) (4.47m x 3.53m (max))
With built in over bed storage, bay window to front aspect and carpeted flooring.

Bedroom Two
13'11 x 11'11 (4.24m x 3.63m)
With two built in storage wardrobes, windows to both the front and rear aspect and carpeted flooring.

Bedroom Three
10'5 x 8'11 (3.18m x 2.72m)
With built in over bed storage, window to rear aspect and carpeted flooring.

Cloakroom
With WC, window to rear aspect and vinyl flooring.

Bathroom
With bath, sink, full height and full width storage airing cupboard, window to rear aspect, tiled walls and vinyl flooring.

Rear Garden
Mainly laid to lawn with concrete area and decorative shrubs and bushes to border.

Brick Store
With WC.

Garage
17' x 8'5 (5.18m x 2.57m)
Of brick built construction with up and over door, window to rear aspect and power and light.

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: 0340-2154-0610-2726-6621

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 'C' 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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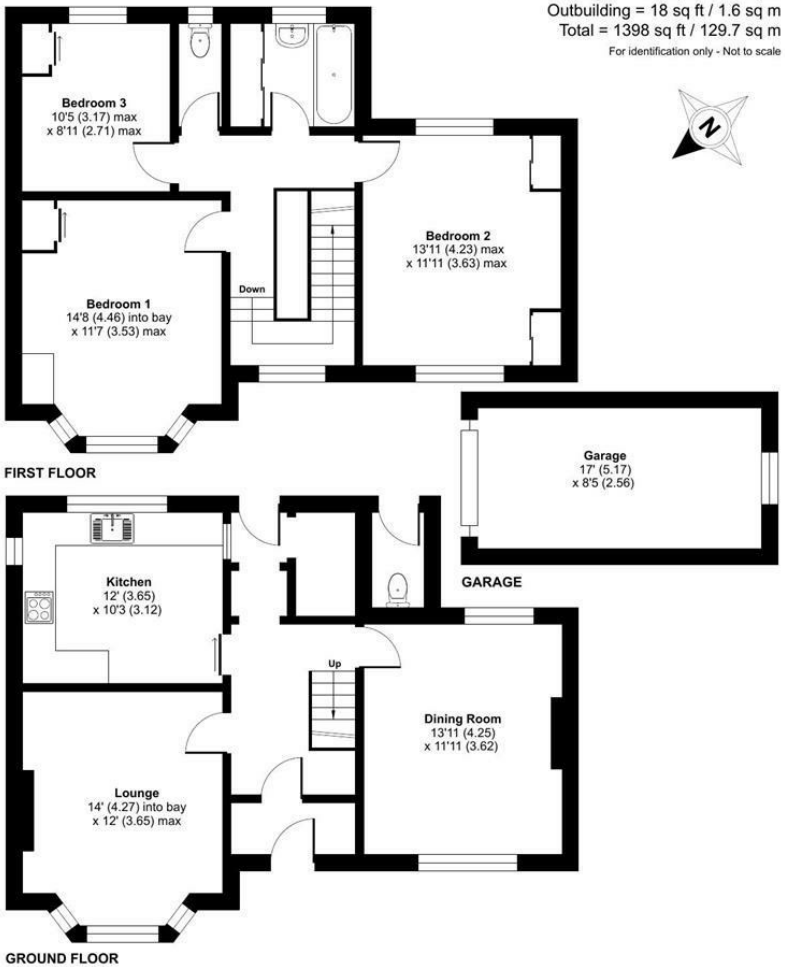
Lawn Crescent, Skegness, PE25

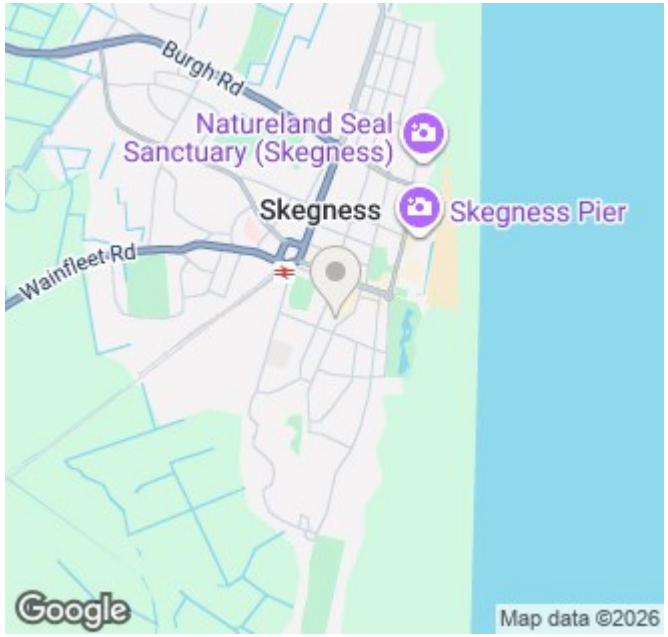
Approximate Area = 1238 sq ft / 115 sq m
Garage = 142 sq ft / 13.1 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1398 sq ft / 129.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Willsons. REF: 1526125

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.