

96, Lincoln Road,

£775 PCM

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Willsons
SINCE 1842

96, Lincoln Road,
, Skegness,
Lincolnshire, PE25 2EA

"AGENT'S COMMENTS"

Two bedroom semi detached modern bungalow situated within walking distance of Skegness town centre and the local amenities. The property consists of living room, kitchen, shower room, two bedrooms, conservatory and low maintenance rear garden. The property benefits from gas central heating and double glazing throughout. There is also a parking space for the property which is accessed via Schrimshaw Court. Council Tax Band A, EPC Rating C, Deposit £894.23

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

How to Apply
If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings
Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding Deposit
If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling £178.84 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit
This property requires a deposit of 5 weeks' rent - totalling £894.23

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
A modern two bedroom semi detached bungalow with walking distance of Skegness Town Centre

Entrance Hall
Radiator, smoke alarm, light, sockets and switches

Lounge
11'10" x 10'6" (3.61 x 3.20)
Window, radiator, aerial point, light, sockets and switches

Kitchen
10'0" x 7'6" (3.05 x 2.29)
Internal wooden window and door, range of wall and base units, stainless steel sink and drainer, built in electric oven, gas hob, extractor, radiator, light, sockets and switches

Conservatory
12'4" x 9'5" (3.76 x 2.87)
Window, door leading to rear garden, combi boiler, plumbing and space for washing machine, light, sockets and switches

Bedroom 1
11'4" x 10'0" (3.45 x 3.05)
Window, fitted wardrobes with sliding doors, radiator, light, sockets and switches

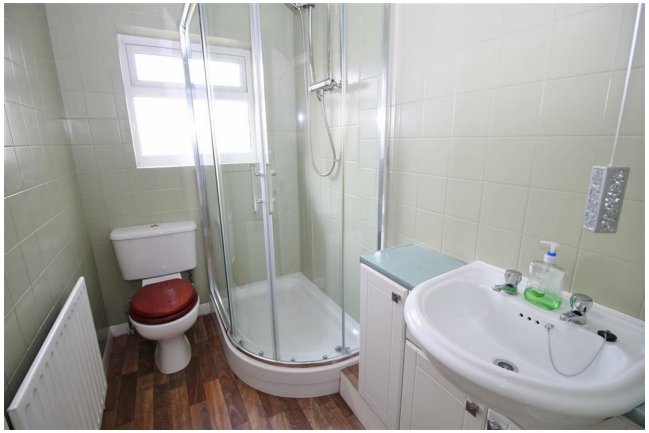
Bedroom 2
9'10" x 6'8" (3.00 x 2.03)
Window, radiator, fuse box, light, sockets and switches

Shower Room
Window, shower cubicle with fitted shower, toilet, wash basin with vanity unit, radiator, extractor fan, light, switch

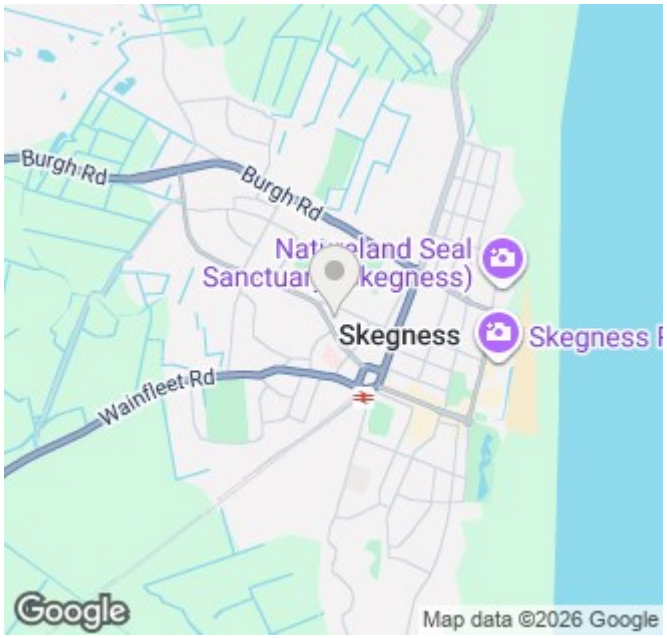
Rear Garden
Low maintenance enclosed rear garden. There is also a parking space for the property which is accessed via Schrimshaw Court.











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.