



Scarbrough Avenue, Skegness PE25 2SY

welcome to

Scarborough Avenue, Skegness

OUZING History & Character This Sizeable 6 Bed Home holds Versatile Accommodation Over 3 Floors, Delightful Front & Rear Gardens Inc Driveway & Garage Parking. As well as being Well Located to Transport Facilities & Ease of Access to the Nearby Town & AWARD WINNING SeaFront & Associated Attractions.

Entrance Porch

French doors allow access into the Entrance Porch area which is a practical feature of the home, into part paneled walls and a further glazed inner door which leads through into the impressive hallway area:

Hallway

Well proportioned Hallway, has a useful under stairs cupboard which houses an electric fuse box, has a light and hatch access into the large cellar area beneath the property itself which the agent has not inspected. The Hall also has period wood panelling to the walls, delightful exposed wooden floor, useful recess area to the foot of the stairs which allows access to the first floor accommodation with an accompanying window allowing for the natural light. From the front elevation: picture rail, radiator, wall lights, doors leading into the reception rooms as follows:

Lounge 14' Max x 19' 1" Max into Bay (4.27m Max x 5.82m Max into Bay)

Enjoying a dual aspect with a good amount of natural light on the account of the double glazed walk in bay window to the front elevation which enables views along the avenue and a further double glazed window to the side, there is character deep coving, two radiators, a period wooden fireplace surround incorporating an open fire facility, which could be utilised if required, with a marble back and hearth.

Dining Room 13' 11" Max x 15' 3" Max into the Bay (4.24m Max x 4.65m Max into the Bay)

On the opposing side of the property is the Dining Room which is an impressive room of the house with a double glazed walk in bay window to the front elevation, two radiators, period deep coving and a dado rail, decorative fireplace surround with an accompanying back and hearth. With a further access door leading into the side lobby area:

Side Lobby Having an external door to the front elevation above which has an externally mounted Surgery light, echoing back to the ground purpose for which the property was built. Also has an opaque double glazed window to the side elevation, loft hatch access and a further door into the adjacent store room.

Store

Originally an additional ground floor WC, including a light, an

opaque double glazed window to the rear and shelving for storage

Sitting Room 14' Max x 11' 11" (4.27m Max x 3.63m)

This well proportioned room is located to the rear of the property and again enjoys a dual aspect on account of the original window located to the side elevation of the property and the further double glazed patio doors allowing access into the adjacent rear garden. There is a built in bookcase recess which is a practical feature with glass fronted door, focal stone surround fireplace with an open fire facility if required, two radiators and deep coving.

Cloak Room/ Wc

With tiled splashbacks, double glazed window to the rear, wall mounted coat hooks, inset wash hand basin with useful vanity storage below, electric storage heater. Door leading into the adjacent WC which houses WC, opaque double glazed window to the rear and tiled splash backs.

Breakfast Room 13' 11" Max x 12' 5" (4.24m Max x 3.78m)

Another dual aspect room with a good amount of natural light on account of the double glazed window to the side elevation and further double glazed sliding window to the rear, two radiators, useful butler style floor to ceiling built-in cupboard with drawers, which also incorporates the gas meter, focal fire place set to the chimney breast and a door leading into the:

Kitchen 7' 11" x 11' 8" (2.41m x 3.56m)

Being re-fitted, the kitchen has a good range of white gloss wall based drawer units with square edge worktop surfaces over and 1 and a half inset stainless steel sink with taps, double glazed window to the side and a further window looking into the adjacent laundry/side entrance porch, there is an integrated double oven set to eye level, integrated induction electric hob with pull out extractor over and a door leading into the adjacent laundry/side entrance porch.

Laundry/ Side Entrance Porch 5' 7" x 7' 7" (1.70m x 2.31m)

Being a UPVC double glazed construction with a double glazed glass roof over, this is a really useful feature of the home, has light and power connections, further space for appliances if required and a double glazed door allowing access into the rear garden with glass inset panel inset to the top half





First Floor

Landing

The First floor accommodation is accessible via the period arts and crafts style banister, the landing area is really well proportioned with a double glazed window to the front elevation allowing for natural light, picture rail, electric storage heater and doors leading into:

Bedroom 1 14' Min x 12' 10" Max into Bay (4.27m Min x 3.91m Max into Bay)

Another room in the house which enjoy a dual aspect view with a double glazed walk in box bay window to the front elevation with views along the avenue and a further double glazed window to the side, radiator, coved ceiling and doors leading into the en-suite:

En-Suite

Designed for ease of use and access for those with restricted low mobility, walk in double shower cubicle with a main shower airing, inset wash hand basin with useful vanity storage below, low flush WC, double glazed opaque window to the side, shaver light and port and a radiator.

Bedroom 2 15' 6" Max into Bay x 14' Max (4.72m Max into Bay x 4.27m Max)

Enjoying a dual sunny aspect on account of the double glazed bay window to the front elevation and a further double glazed window to the side, there is a period fireplace with lovely tiled back and hearth, wall mounted wash hand basin and two radiators.

Bedroom 3/ Office 11' 11" x 14' Max (3.63m x 4.27m Max)

This is a really versatile room which is currently used by the owner as an office facility which could equally be used as a well proportioned 3rd bedroom. Another sunny dual aspect room with double glazed window overlooking the rear garden with another double glazed window to the side. The room has feature flooring, picture rail, radiator and inset wash hand basin with useful vanity storage below.

Bedroom 4 14' Max x 12' 5" (4.27m Max x 3.78m)

Located to the rear of the house, again with sunny dual aspect to the room with a double glazed window to the rear overlooking the garden and another double glazed window to the side, with picture rail, radiator, inset wash hand basin with useful inset vanity storage below, steps that lead down to a door allowing access into the walk in airing cupboard which incorporates a good amount of gas central heating boiler and a double glazed window to the side, a further door allowing access into the built-in store cupboard.

Bathroom

7' 10" x 8' 11" (2.39m x 2.72m)

This family bathroom completes the first floor accommodation, is fitted with a 4 piece suite which includes a paneled bath, good sized corner quadrant shower cubicle with electric shower therein with splashbacks, low flush WC, wash hand basin, tiled splashbacks, two double glazed opaque windows to the rear elevation and radiator.

Second Floor

Landing

Stairs from the first floor landing lead to the second floor accommodation with a landing area and doors leading into:

Bedroom 5 17' 8" Max into window recess x 15' 6" Min plus the recess (5.38m Max into window recess x 4.72m Min plus the recess)

With a double glazed window to the front elevation and a radiator. On account of the location of the bedroom it does have restricted ceiling height in areas, there is a fitted corner cupboard which in turn has a door which leads into the eaves area, useful for access and also for additional storage if required.

Bedroom 6 14' 7" Min plus the window recess x 8' 10" Min plus recess (4.45m Min plus the window recess x 2.69m Min plus recess)

Again, on account of its location within the property, the bedroom has restricted ceiling height in parts, has loft hatch access and a double glazed window to the front elevation and a radiator.

External

Front Garden

To the front of the property there is a pretty lawned garden area which is enclosed by a low-level picket style fencing, with pedestrian access gate with pathway leading to the front door. In addition to double gated access which leads to a hard landscaped area which is located to the left hand side of the property, which would be ideal for locating a trailer etc. on account of the lack of drop curb for vehicle access to the front. The front garden also boasts a lovely range of established shrubs providing all year round interesting colour.

Rear Garden

To the rear of the property there is a sizeable garden which is also established and is beautifully landscaped comprising of shaped lawn areas, extensive planted beds and borders which display a wealth of established plants, trees and shrubs which would be a real delight for any gardeners. Various paved and graveled areas to allow ease of maintenance. Numerous paved patio style seating areas, in addition to a raised patio area and pond. The rear garden also has light and power connections, an outside tap, various pathways to allow ease of access, secure fenced and hedged enclosures, two greenhouses, useful timber garden shed and secure gated access leading onto the rear driveway, which enables vehicle access to the garage.



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welcome to

Scarborough Avenue, Skegness

- Hugely Versatile Accommodation over 3 Floors inc 6 Bedrooms, 4 Reception Rooms & Stylish Kitchen
- Boasts delightful established Gardens to the front & rear, incorporating Driveway & Garage Parking
- Ease of access into the Nearby Town Centre & AWARD WINNING SeaFront
- With History & Character viewing is ESSENTIAL
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Tenure: Freehold EPC Rating: D

£340,000

directions to this property:

See multi-map illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG107553 - 0004

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