



St. Andrews Drive, Skegness PE25 1DJ

welcome to

St. Andrews Drive, Skegness

Well presented four bed detached home offering Lounge, Kitchen/ Diner, Utility Room, Downstairs Wc, Loft Room, Family Bathroom, Additional Annex with Lounge, Kitchen/ Diner, Double Bedroom and Shower Room, Externally offering a larger than average rear garden stretching to the Beach.

Entrance

entrance door leads into the lounge

Lounge

18' 1" x 14' 5" (5.51m x 4.39m)

Has windows and doors to the front elevation, access into:

Kitchen Diner

14' 2" x 18' 7" (4.32m x 5.66m)

Comprising of modern wall and base units with complimentary worktop surfaces over, sink, space for appliances, window and door to the side elevation.

Utility

5' 10" x 7' 4" (1.78m x 2.24m)

Wall and base units with worktop space over, space and plumbing for appliances, radiator and window.

Wc

Has a WC and hand wash basin

Landing

has a radiator and doors into the following rooms:

Bedroom 1

15' x 14' 5" (4.57m x 4.39m)

Has a radiator and a window to the front elevation with stunning views of the sea.

Bedroom 2

14' 2" x 12' 2" (4.32m x 3.71m)

Has a radiator and a window to the front with stunning sea views.

Bedroom 3

14' 2" x 12' 2" (4.32m x 3.71m)

has a radiator and windows and door leading to the

balcony space.

Bedroom 4

14' 5" x 9' 9" (4.39m x 2.97m)

Has a window to the rear elevation, built in wardrobes and a radiator.

Family Bathroom

Modern bathroom comprising of free standing bath, shower enclosure, WC, hand wash basin and an opaque window.

Loft Room

Has a ceiling window and a radiator

Annex

Entrance

Entrance door leads into the lounge:

Lounge

23' 3" x 9' 10" (7.09m x 3.00m)

Has windows to the front, radiator and access into:

Kitchen Diner

18' x 14' (5.49m x 4.27m)

Comprising of modern wall, base and drawer units with worktop space over, sink, integrated oven, hob, space for other appliances, radiator and sliding door leading to the garden.

Bedroom

14' 1" x 12' 1" (4.29m x 3.68m)

Has built in wardrobe space, radiator

Shower Room

Modern 3 piece suite with shower, hand wash basin, WC and towel radiator.

External



Externally, the property offers ample off street parking to the front. The rear offers a great sized garden extending down to the sea front which is mainly laid to lawn. There is also a raised verandah area with exterior lighting, workshop and mature shrubs.



view this property online williamhbrown.co.uk/Property/SKG109622



welcome to

St. Andrews Drive, Skegness

- MODERN & WELL PRESENTED THROUGHOUT
- STYLISH ONE BED ANNEX
- SPACIOUS & VERSATILE
- REAR GARDEN STRETCHING TO THE BEACH
- DRIVEWAY LARGE ENOUGH FOR MULTIPLE VEHICLES

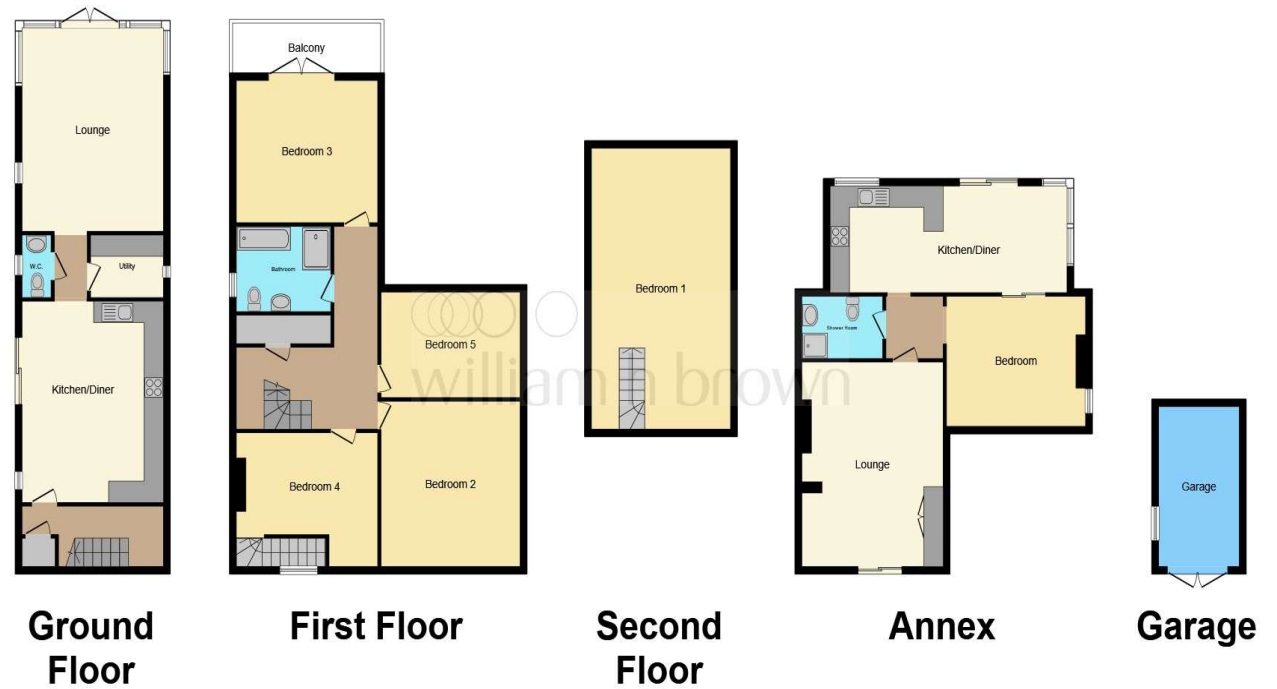
Tenure: Freehold EPC Rating: E

Council Tax Band: E

£435,000

directions to this property:

See Multi-map illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG109622



Property Ref:
SKG109622 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk