



Roman Bank, Skegness PE25 1QP

welcome to

Roman Bank, Skegness

A spacious 4 bed detached dormer bungalow situated on Roman Bank in Skegness, offering versatile accommodation arranged over two floors, generous driveway parking and low-maintenance outdoor space. Located close to the Beach, Shops and Bus Stop.

Entrance

Entrance door from the side leads into the hallway which has stairs leading to the first floor and doors leading into the following rooms:

Lounge

21' 2" x 15' 3" (6.45m x 4.65m)

Has a bay window to the front elevation and another window to the side elevation, two radiators and double doors opening up into the Kitchen Diner:

Kitchen/ Diner

18' 6" x 15' 4" (5.64m x 4.67m)

Comprising of wall, base and drawer units with worktop space over, sink & drainer, integrated oven, hob, extractor, window to the front elevation and three radiators. There is also a dining area providing ample space for a dining table & chairs.

Bedroom 3

13' 6" x 10' 2" (4.11m x 3.10m)

Has a window and radiator.

Bedroom 4

Irregular Shaped Room 13' 9" x 13' 6" (4.19m x 4.11m)

Has a window and radiator.

Bathroom

Has a bath with shower over, towel radiator, WC, sink with vanity storage below.

Utility Area

13' 5" x 6' 6" (4.09m x 1.98m)

Has space and plumbing for a washing machine and tumble dryer. A door leads into:

Rear Porch

Has a door leading externally and a door leading

into the Workshop/store/gym.

Store 1/ Workshop

19' 10" x 16' 4" (6.05m x 4.98m)

This room is versatile and could be used for a number of things such as a gym, workshop, craft room or additional storage. There is a door to the side and a door leading into:

Store 2

23' x 10' 2" (7.01m x 3.10m)

Has an electric radiator and a window.

First Floor Landing

Has doors into the following rooms:

Bedroom 1

15' 6" x 15' (4.72m x 4.57m)

Has a window and door leading onto the balcony area to the front elevation and a radiator.

Bedroom 2

15' 6" x 13' 5" (4.72m x 4.09m)

Has a window and radiator.

External

Externally the property offers ample off-street parking which extends to the side of the property. The external space is low maintenance.

Local Area

Roman Bank is a well-established area of Skegness, conveniently positioned for access to a wide range of local amenities and facilities. Skegness town centre offers an extensive selection of shops, supermarkets, cafés, restaurants and everyday services, while the town's famous seafront and sandy beach are also readily accessible. The area is well served by local transport links, with





regular bus services providing connections around Skegness and the surrounding villages. Skegness railway station offers rail services to destinations including Boston and Nottingham, providing further options for commuters and those wishing to travel further afield.

Skegness is renowned as one of Lincolnshire's most popular seaside resorts, offering a wealth of leisure and recreational opportunities including the seafront, promenade, attractions, parks, golf courses and Gibraltar Point National Nature Reserve.



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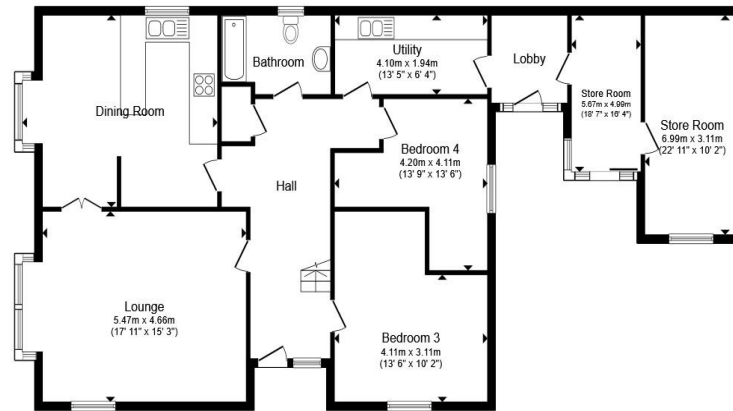
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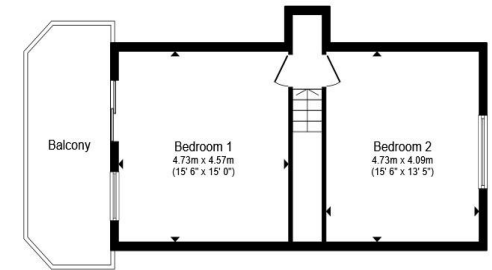
- Four bedroom detached dorma bungalow
- Upstairs bedroom with balcony
- Separate utility room
- Rear porch
- Two useful store rooms/workshops

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of
£260,000



Ground Floor



First Floor

Total floor area 184.2 m² (1,983 sq.ft.) approx

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.propertybox.io



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Property Ref:
SKG110508 - 0003

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