CHOICE PROPERTIES

Estate Agents

Holly House Church Lane, Skegness, PE24 4RS

Asking Price £225,000



Choice Properties are delighted to offer for sale this immaculately presented and well-maintained three-bedroom semi-detached home, offered to the market CHAIN FREE. Having been lovingly cared for by its original owner since new, the property provides modern, well-appointed accommodation, complemented by a particularly attractive setting. The accommodation briefly comprises an entrance hall, spacious lounge, separate dining room and kitchen. To the first floor, a landing provides access to three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway providing ample off-road parking, a double garage and well-maintained gardens, with the rear garden enjoying pleasant views backing directly onto open fields. An excellent opportunity to acquire a beautifully maintained home in a desirable setting. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

Modern and highly maintained property with accommodation comprising :

Entrance Hall
Stairs to first floor landing, built in storage cupboard.

Lounge
13'5 x 11'2
Double glazed window to front, radiator, electric fire with decorative surround, open plan to :

Dining Room
10'2 x 6'9
Double glazed sliding doors to rear opening to garden, radiator.

Kitchen
10'3 x 7'1
Double glazed window to rear, double glazed door to side, range of eye level and base units, inset sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge, built in washing machine, part tiled walls, tiled floor, under stairs storage cupboard.

Landing
Double glazed window to side, airing cupboard, loft hatch.

Bedroom One
12'5 x 7'10
Double glazed window to front, radiator.

Bedroom Two
11'2 x 7'11
Double glazed window to rear, views over open fields, radiator.

Bedroom Three
9'2 x 6'
Double glazed window to front, built in storage cupboard, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, glazed shower screen door, part tiled walls, radiator.

Garden
Mainly laid to lawn, patio area, flowers, trees and shrubs, outside tap, outside lights, side access, sun awning, access to garage.

Double Garage
17'10 x 16'7
Twin electric roller doors, side access, power and light.

Driveway
Gated driveway providing ample off road parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







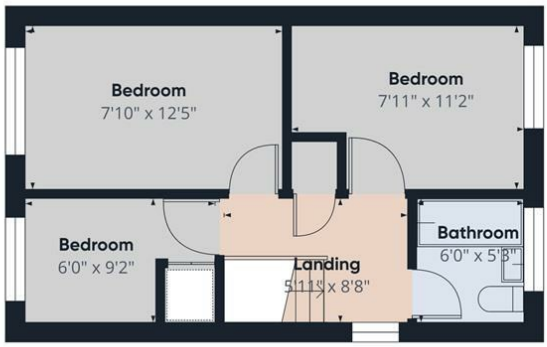









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

958 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use postcode of PE24 4RS or what three words - boardroom.fuel.gateway to locate the property

