



CHOICE PROPERTIES

Estate Agents

23 Wilford Grove,
Skegness, PE25 3EZ

Asking Price £240,000



Choice Properties are delighted to bring to the market this stunning three-bedroom detached home, ideally situated in a sought-after residential location in Skegness, conveniently positioned for local shops, schools, the seafront, and excellent public transport links. Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, cloakroom/W.C., spacious lounge featuring an attractive bay window, and a stylish contemporary kitchen/dining room with utility cupboard. To the first floor, the landing provides access to three well-proportioned bedrooms and a modern luxury family bathroom. Further benefits include double glazed windows with fitted shutters, a gas central heating system, attractive gardens, a garage, carport, and driveway providing ample off-road parking.

An internal viewing is highly recommended to fully appreciate the quality, presentation, and superb location of this exceptional home.

Three Bedroom Detached House With Accommodation Comprising :

Enclosed Porch

Double glazed windows to front, double glazed door to front, obscure double glazed door to:

Entrance Hall

Stairs to first floor landing, radiator.

Cloakroom W.C

Obscure double glazed window to side, window shutters, white suite comprising low level W.C, vanity wash hand basin with mixer tap, part tiled walls.

Lounge

11'10 x 11'1

Double glazed bay window to front, window shutters, radiator.

Kitchen / Dining Room

19'3 x 11'3

Double glazed window to side, obscure double glazed door to side, double glazed French doors to rear opening to garden, window shutters, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, kick board heater.

Utility Room

Double glazed door, worktop space, space for appliance.

Landing

Double glazed window to side, window shutters, loft hatch.

Bedroom One

11'1 x 10'10

Double glazed window to front, window shutters, radiator.

Bedroom Two

12'11 x 8'4

Double glazed window to rear, window shutters, radiator.

Bedroom Three

8' x 8'

Double glazed window to front, window shutters, radiator.

Separate W.C

Obscure double glazed window to side, window shutters, white low level W.C, part tiled walls.

Bathroom

Obscure double glazed window to rear, window shutters, white suite comprising pedestal wash hand basin, free standing roll top bath with mixer tap and shower attachment, shower cubicle, tiled walls, airing cupboard, heated towel rail.

Garden

Easy maintenance garden, artificial grass, decked area, side access, shrubs, covered area with tiled floor.

Garage

Twin opening doors, window to side.

Gated Driveway

Block paved driveway, gated entrance, providing space for off road parking. Carport style covered area.

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 C

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

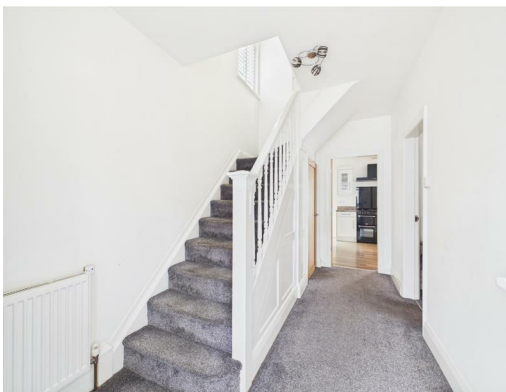
Monday - Friday: 9am - 5pm

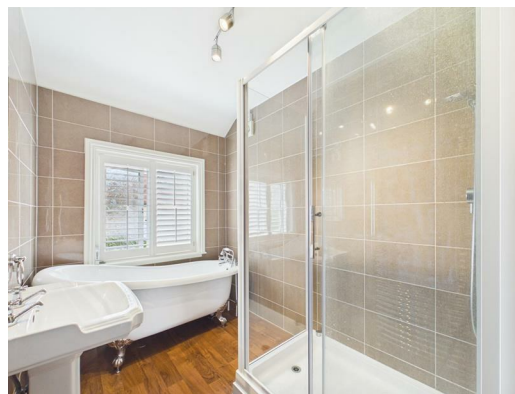
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

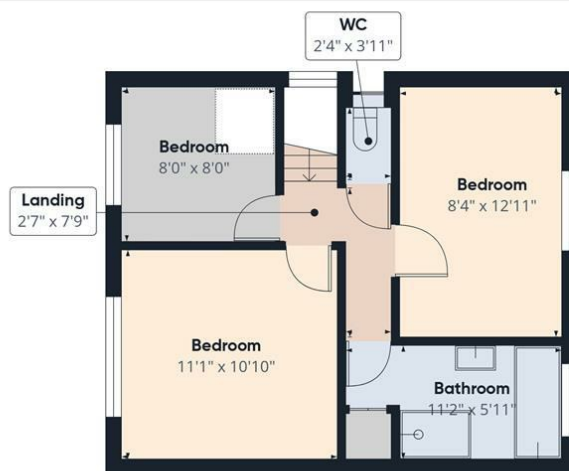
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Floor 0



Floor 1



Approximate total area⁽¹⁾

881 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 PE25 3EZ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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