



# CHOICE PROPERTIES

*Estate Agents*

77 Sunningdale Drive,  
Skegness, PE25 1AU

Price £350,000



It is a pleasure for Choice Properties to bring to the market this charming detached house offering stylish accommodation just a stone's throw away from the beach. This property provides ample space for comfortable living boasting three reception rooms.

One of the highlights of this property is the loft room, offering additional space that can be utilised as an office, playroom, or even a cosy reading nook. The motivated sellers are keen to find the perfect owners who will appreciate the charm this property has to offer.

Located in a sought-after area close to the beach, this home is perfect for those who enjoy seaside living and the tranquillity it brings. Whether you're looking for a permanent residence or a holiday home, this property is sure to impress.

To truly grasp the size of this delightful home, viewing is highly recommended. Don't miss out on the opportunity to own a piece of coastal paradise in Skegness. Contact us today to arrange a viewing and make this house your new home!

The abundantly light and bright and well maintained accommodation benefits from a mains gas central heating system, which was updated approximately three years ago; and comprises:

### **Entrance Porch**

3'8" x 5'9"

With double opening 'French' doors leading into the entrance porch, which has tiled flooring, triple aspect windows and a door to the:

### **Reception room**

11'9" x 20'7"

Light and airy space benefiting from a large bay window to front aspect and fitted with an open fireplace in a feature surround, tiled flooring, a telephone point and an under-stair storage cupboard housing the wall mounted consumer unit. Door to:

### **Dining Room**

12'3" x 13'9"

Providing ample space for a dining table; featuring three wall lights and tiled flooring. Doors to:

### **Sitting room**

30'1" x 11'11"

Modern reception room fitted with an impressive media wall, integrating space for a television and housing a built in electric feature fireplace, tiled flooring, fireplace hearth with a rustic wooden mantle and double opening 'French' doors to the:

### **Conservatory**

6'3" x 9'11"

With tiled flooring, a wall light, polycarbonate roof and double opening 'French' doors to the garden.

### **Kitchen/Breakfast Room**

11'4" x 13'9"

Stylishly fitted kitchen with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, four ring induction hob with extractor hood over, single electric oven, space for a wine cooler, integrated dishwasher, space for an 'American' style fridge/freezer, inset spot lighting, part tiling to the walls, side uPVC door and a door to the:

### **Utility Area**

5'10" x 10'8"

Fitted with a range of wall and base units with worktop over, space for a tumble dryer and plumbing for a washing machine and the Utility Area also houses the wall mounted 'Alpha E-Tec Plus 38' combination boiler; supplying both the central heating and hot water systems. Rear uPVC door to the garden and a sliding door to the:

### **WC**

5'10" x 2'9"

Fitted with a WC with dual flush button, hand wash basin with mixer tap and tiled walls and flooring.

### **Landing**

With tiled flooring, access to the loft room and doors leading to:

### **Bedroom 1**

12'3" x 12'5"

Spacious double bedroom with tiled flooring, a hand was basin with mixer tap; built into vanity, two fitted double wardrobes, a built in dressing table and double aspect windows to front and rear aspect.

### **Bedroom 2**

11'9" x 10'3"

Spacious double bedroom benefiting from a bay window to front aspect and fitted with tiled flooring.

### **Bedroom 3**

8'6" x 9'10"

Fitted with tiled flooring, two fitted double wardrobes and a fitted single wardrobe.

## **Bathroom**

8'10" x 13'1"

Remarkably spacious bathroom refurbished to a high standard featuring a freestanding double ended oval bath tub with mixer tap and shower attachment, large shower cubicle with double mains fed shower head over and 'His and Hers' sinks both with mixer taps, built into vanity, tiled walls and flooring, inset spot lighting, heated towel rail, extractor fan and a wall mounted storage cupboard.

## **WC**

3'10" x 5'7"

Fitted with a WC with dual flush button, inset spot lighting and tiled walls and flooring.

## **Loft Room**

9'08" x 17'05"

Versatile space that can be used as an extra guest bedroom, study space/home office, with a 'Velux' style window, TV aerial, built in storage cupboards, two accesses to the eaves storage space and built in book shelving.

## **Driveway**

Providing off road parking for several vehicles.

## **Garage**

With power and lighting, a hand wash basin, built in storage, roof storage space, side door and an up and over door.

## **Garden**

To the rear of the property you will find a privately enclosed garden, which is paved for ease of maintenance with well established hedging to the boundaries. The rear garden additionally benefits from a pond to the centre of the garden and planter beds to display an array of plants and shrubs.

## **Tenure**

Freehold

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

## **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](http://www.e-lindsey.gov.uk)

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

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.

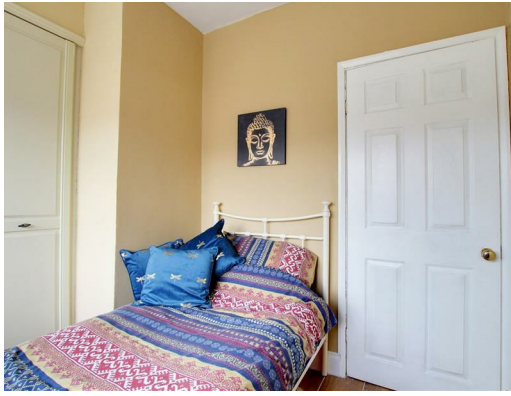




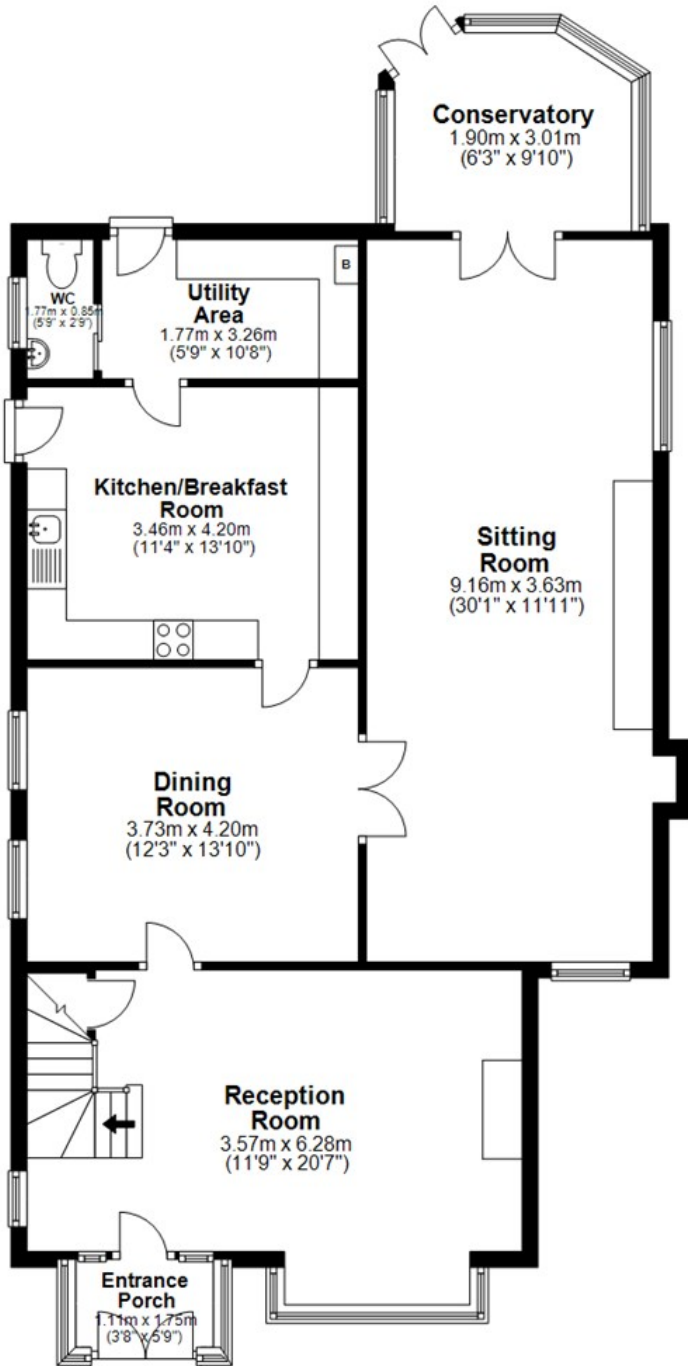




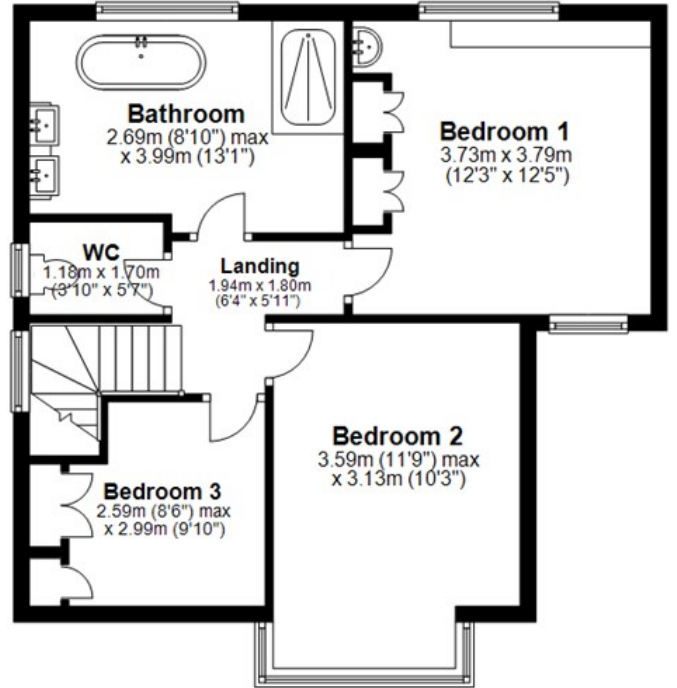




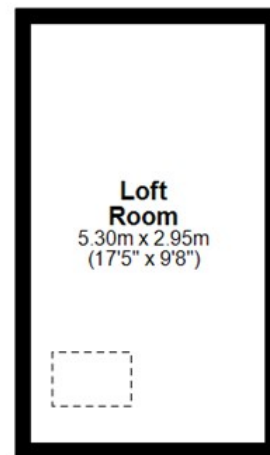
### Ground Floor



### First Floor



### Second Floor





# Directions

Please use the postcode PE25 1AU to navigate to the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

