



Brunswick Drive, Skegness PE25 2QT

welcome to

Brunswick Drive, Skegness

Situated within a popular residential area of Skegness, this spacious four bedroom semi-detached home offers versatile accommodation including a lounge with log burner, kitchen, utility room, family bathroom, driveway parking, garage, and low maintenance rear garden.

Entrance Hall

Welcoming entrance hall with useful storage cupboard and meter cupboard.

Lounge

15' x 13' 1" (4.57m x 3.99m)

Bright and spacious reception room with bay window to the front elevation, radiator, and feature log burner.

Dining Room

13' x 10' 7" (3.96m x 3.23m)

Separate dining room with opening through to the kitchen.

Kitchen

18' 8" x 8' 6" (5.69m x 2.59m)

Fitted with a range of wall and base units with work surfaces over incorporating sink unit and drainer. Integrated dishwasher together with appliance space and access into the utility room.

Utility Room

9' 9" x 8' 5" (2.97m x 2.57m)

Useful utility space with additional wall and base units, plumbing for washing machine, appliance space, and under counter storage. French doors opening onto the rear garden together with windows to multiple aspects allowing plenty of natural light.

Landing

Landing area with loft access via pull-down ladder. The Loft is fully boarded and insulated benefits from power points and lighting. The area could potentially be another room.

Bedroom One

13' x 11' (3.96m x 3.35m)

A spacious double bedroom with window to the front elevation and radiator.

Bedroom Two

13' 1" x 10' 6" (3.99m x 3.20m)

A further double bedroom with window to the rear elevation and radiator.

Bedroom Three

9' x 8' 7" (2.74m x 2.62m)

Double bedroom with window to the rear elevation and radiator.

Bedroom Four

8' 10" x 8' 1" (2.69m x 2.46m)

Single bedroom with window to the front elevation and radiator.

Bathroom

Family bathroom fitted with panel bath with shower over, wash hand basin, WC, heated towel radiator, and obscured window to the rear elevation.

Front External

Low maintenance frontage with long driveway providing ample off-road parking and access to the garage and rear garden.

Rear External

Enclosed rear garden with gravelled and lawned areas creating a low maintenance outdoor space.

Garage & Outbuildings

20' 11" x 9' 6" (6.38m x 2.90m)

Garage together with a large storage shed featuring sliding patio doors opening onto the driveway.

Agents Notes

The property offers spacious and versatile



accommodation within a convenient location close to schools, amenities, and the coastline.



check out more properties at williamhbrown.co.uk



welcome to

Brunswick Drive, Skegness

- Semi-Detached House
- Four Bedrooms
- Spacious lounge with log burner
- Separate Dining Room
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£187,000

check out more properties at williamhbrown.co.uk



Property Ref:
SKG110306 - 0004

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.

Not for marketing purposes INTERNAL USE ONLY



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk