



## 11 Blyton Road, Skegness, Lincs, PE25 1HX

BEAUTIFULLY PRESENTED & SPACIOUS 2 DOUBLE BEDROOM COACH HOUSE | IN A MODERN ESTATE LOCATION WITH GARAGE, CAR SPACE, GARDEN & BALCONY | WITH A BEAUTIFULLY LIGHT & SPACIOUS OPEN PLAN LIVING AREA, FABULOUS FITTED KITCHEN | JULIETTE BALCONIES TO BOTH THE LOUNGE & BEDROOM, STYLISH BATHROOM WITH SHOWER, SEPARATE WC | GAS CENTRAL HEATING, PVC DOUBLE GLAZING | CARPETS, BLINDS & BUILT IN WARDROBE INCLUDED | LEASEHOLD | EPC RATING C

**Asking Price: £137,000**

**HUNTERS®**

HERE TO GET *you* THERE

turner evans stevens

BEAUTIFULLY PRESENTED & SPACIOUS 2 DOUBLE BEDROOM COACH HOUSE in a modern estate location with Garage, Car space, Garden and Balcony. The accommodation includes a beautifully light and spacious open plan living area, fabulous fitted Kitchen, Juliette balconies to both the Lounge and Bedroom, stylish Bathroom with shower, separate WC, gas central heating, pvc double glazing, carpets, blinds and built in wardrobe included. EPC Rating C

#### LOCATION

From Hunters Turner Evans Stevens office in Skegness turn right onto Roman Bank and at the traffic lights turn left into Burgh Road and opposite the petrol station turn right into Churchill Avenue and continue on past the Fire Station, Ambulance Station and right into Belton Park Road and left and left again into Blyton Road.

#### ACCOMMODATION

##### RECEPTION HALL

With metal double glazed composite door, radiator, tiled floor, stairs off and door connecting to the Garage.

##### HALL

With pvc skylight, access to roof space, radiator, built in cupboard with integral radiator.



##### LIVING ROOM & KITCHEN

5.79m (19' 0") x 5.41m (17' 9") overall

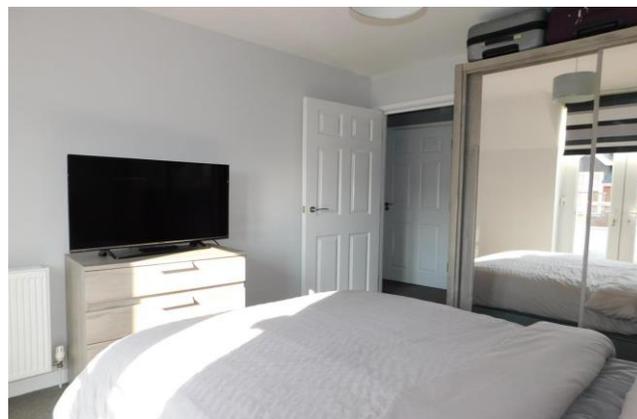
With pvc french doors to a Juliette balcony facing west, pvc window, 2 pvc dormer windows, 2 radiators, carpet to the main area and laminate flooring to the kitchen area which is stylishly fitted with light grey high gloss base and wall cupboards, work surfaces and tiled splash backs, 1 1/4 bowl stainless steel sink unit and mixer tap, space for washer, built under oven and 4 ring electric hob and stainless steel chimney hood above, integrated fridge freezer, TV points.



##### BEDROOM 1

3.28m (10' 9") x 2.90m (9' 6")

With pvc french doors to the Juliette balcony, TV, mirror fronted wardrobe.



## BEDROOM 2

3.28m (10' 9") x 2.74m (9' 0") minimum

With pvc window, radiator, TV point, large walk in built in cupboard.



## BATHROOM

1.78m (5' 10")/2.03m (6' 8") x 1.70m (5' 7")

Attractively fitted with a bath with screen and shower over, hand basin, chrome vertical radiator, tiled walls, laminate flooring, pvc skylight, built in cupboard.



## WC

With toilet, hand basin, radiator, extractor, laminate flooring.

## OUTSIDE

To the front is one block paved car space and a ramped entrance to the front.



## GARAGE

5.66m (18' 7") x 2.74m (9' 0")/2.31m (7' 7")

minimum plus rear lobby area

With up and over vehicle door, wall mounted, Viessman gas central heating boiler, light and power, door to rear garden.

The rear garden has a gated path to the car parking area, patio, lawn, a decking area, built in outdoor "bar", cold water tap.

## TENURE

Held for a term of 125 years from 01.01.2018 at a current annual ground rent of £541.31 (2020) to include cleaning of communal areas, buildings insurance, window cleaning, etc. The hold on file a copy of the lease and annual ground rent information.

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

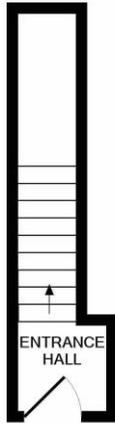
By prior appointment with Hunters Turner Evans Stevens office in Skegness.

## OPENING HOURS

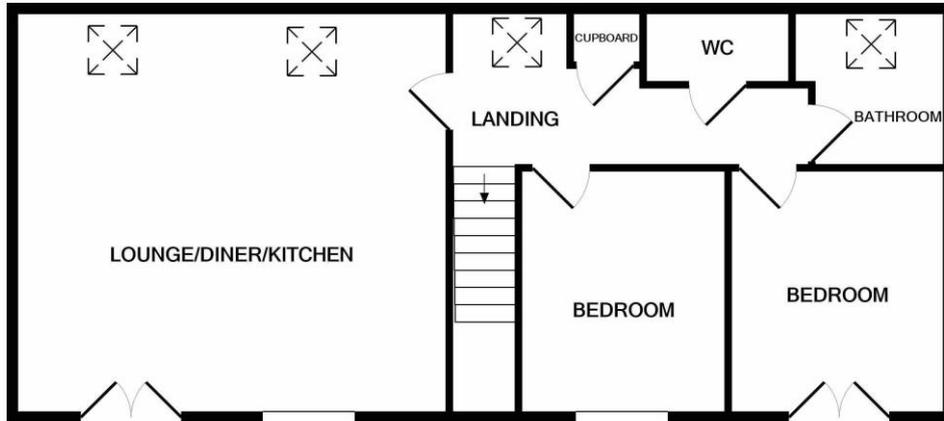
Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm

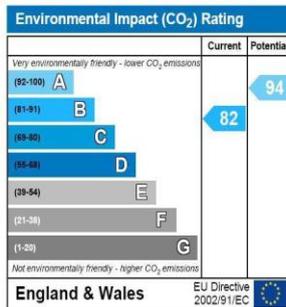
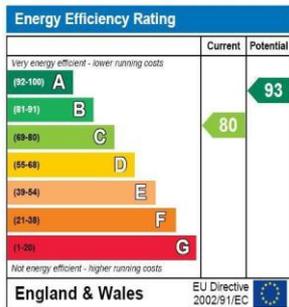
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2020



GROUND FLOOR



1ST FLOOR



### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters Turner Evans Stevens 32 Roman Bank, Skegness, Lincs, PE25 2SL  
 01754 766061 | skegness@hunters.com | www.hunters.com

VAT Reg. No 706 4186 42 | Registered No: 3710262 England & Wales | Registered Office: 34 High Street, Spilsby, Lincs. PE23 5JH  
 A Hunters Franchise owned and operated under licence by Turner Evans Stevens LTD

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

