

96, Richmond Drive

Skegness, PE25 3SF

BELL









96 Richmond Drive is a 3/4 bedroom family home; set back from the road and providing modern accommodation with dual-aspect lounge and kitchen areas - to a generous plot with driveway parking and gardens to both the front and side. Further ground floor accommodation comprises: entrance hallway, utility, cloakroom, conservatory and versatile bedroom four / snug; with three bedrooms and family bathroom to the first floor.

The property benefits from South-facing, photovoltaic (solar) panels with battery storage, and is well-located for access to the full range of services, amenities and schooling in the coastal town of Skegness.

ACCOMMODATION

Lounge
Having uPVC double glazed window to front, French doors to rear. Light to ceiling, radiator, multiple power points, tv point. Wood effect flooring.

Dining Kitchen
With uPVC double glazed windows to front and rear, lights to ceiling. Good range of modern storage units to base and walls, Zanussi oven and grill. Sink and drainer to square edge worktop, space and connections for under counter dishwasher and wine cooler. Island with further, varied, storage alongside breakfast bar spaces and electric hob with integrated extractor fan. Tiled flooring, wood door to utility.







Utility
Having uPVC double glazed door to window to side, light to ceiling. Space and connections for under counter washing machine, dryer; upright fridge-freezer. Wood flooring, doors to cloakroom and bedroom 4 / snug.

Cloakroom
With uPVC double glazed obscured window to side, light to ceiling. Low level wc, hand wash basin, wood effect flooring.

Bedroom 4 / Snug
Having sliding double glazed doors to conservatory, light to ceiling, loft access hatch. Wood effect flooring, radiator, multiple power points.

Conservatory
With uPVC double glazed windows to side and rear, patio door to side. Tile effect flooring, multiple power points.

Bedroom 1
Having uPVC double glazed windows to front, light to ceiling, radiator, carpet, multiple power points.

Bedroom 2
Having uPVC double glazed window to front, light to ceiling, carpet, multiple power points, radiator. Built in storage space.

Bedroom 3
With uPVC double glazed windows to rear, light to ceiling. Carpet, radiator, multiple power points.

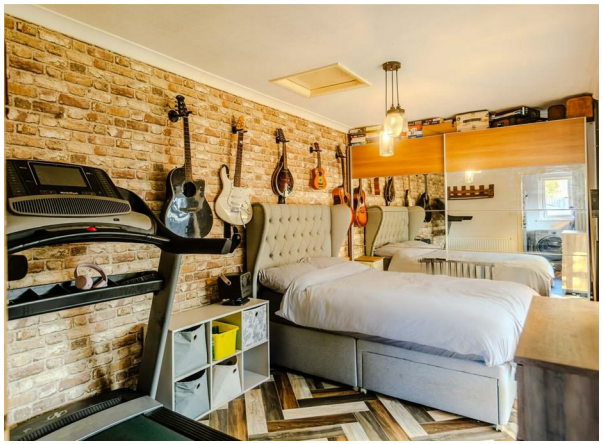
Bathroom
With uPVC double glazed obscure window to rear, light to ceiling. Pedestal sink, bath with shower cubicle, tiled surround. Tile effect flooring.

Cloakroom
Having uPVC double glazed obscured window to side, light to ceiling, radiator, tile effect flooring.

Outside

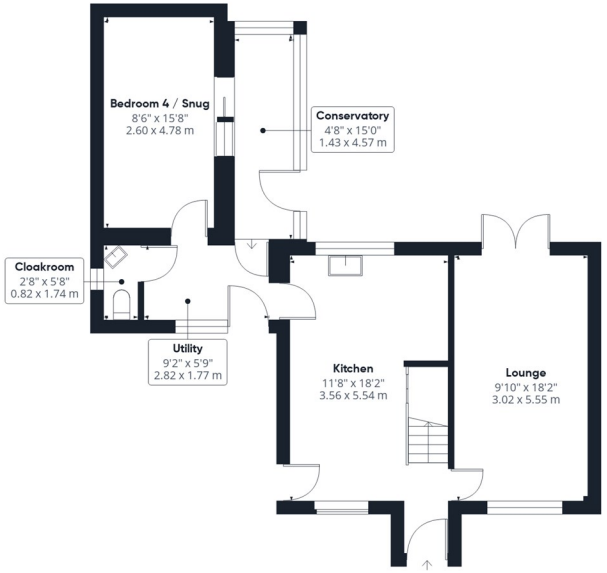


The property is approached up an, initially shared, driveway; leading to dedicated off road parking space and covered car port / store. To the side is a child and pet friendly, securely fenced, garden; with timber shed, patio and lawned areas while to the rear is a further garden (South-facing) with a generous lawn, Summerhouse, decking area and mature trees.

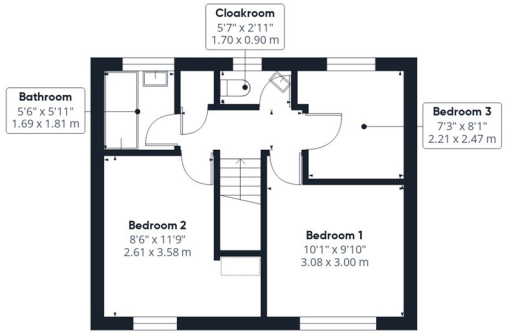








Ground Floor





Floor 1

BELL

Approximate total area(1)

1059 ft²

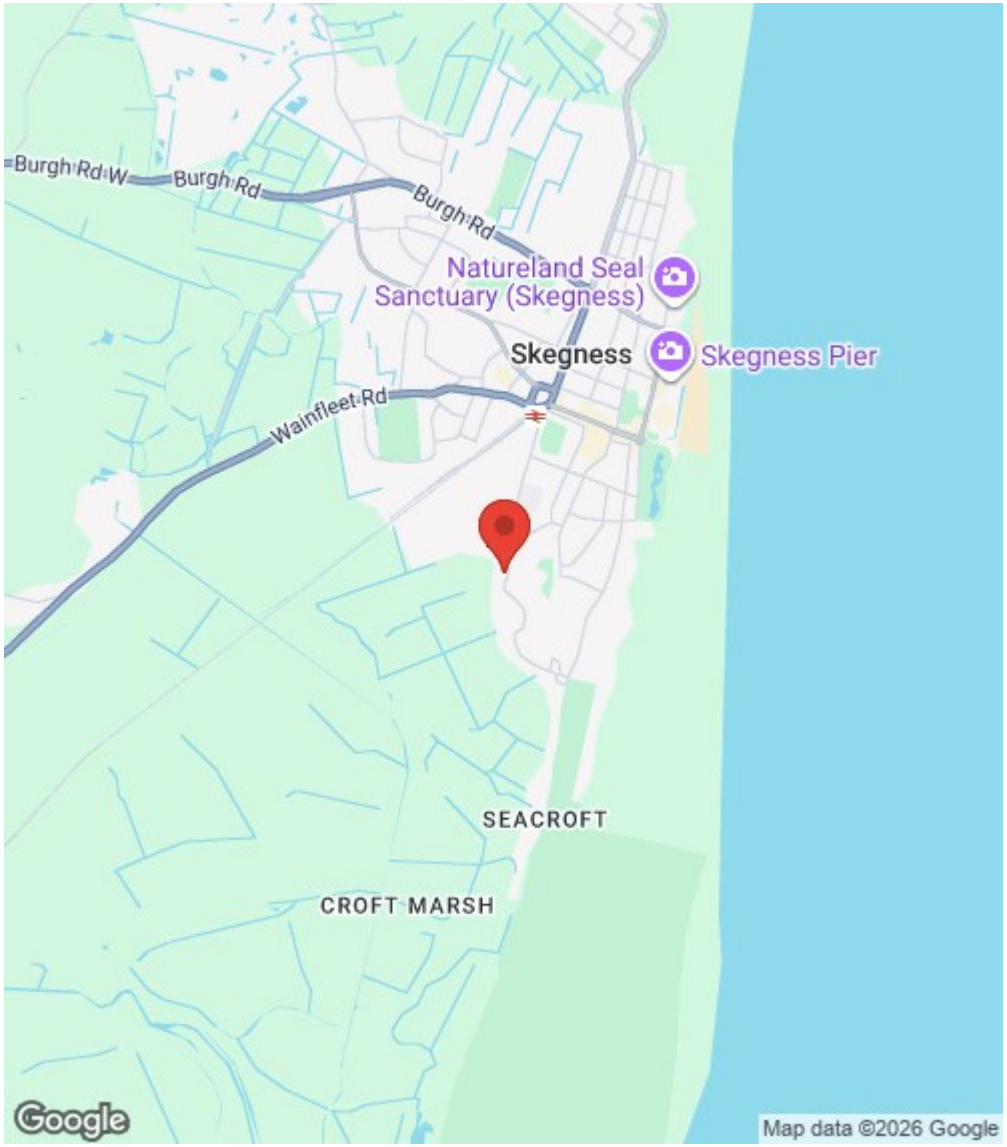
98.5 m²

(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.

GIRAFFE360





COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING; C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
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