

3 Bed Semi-Detached In Rowland Way , Skegness, PE25 2BQ

£46,875





SHORT DESCRIPTION

Property Ref: 14934 Beautifully Maintained 3-Bedroom Home with Garden & Parking – Just Minutes from Skegness** Located just a mile and a half from the vibrant heart of Skegness, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living and convenience. Set on a desirable corner plot with open land to the south, this two-storey residence enjoys a peaceful position within a well-established residential development. Built to modern standards, the home features a robust timber frame with a stylish brick exterior beneath a pitched tiled roof, finished with interlocking concrete pantiles. UPVC double glazing throughout, along with matching doors, gutters, and downpipes, ensure a low-maintenance lifestyle with excellent energy efficiency—reflected in its impressive EPC rating of B85. Step inside to find a light-filled, thoughtfully laid out interior. The ground floor comprises a welcoming hallway, a spacious lounge perfect for relaxing or entertaining, and a well-appointed kitchen-diner with patio doors opening directly onto a private, enclosed rear garden—ideal for family life or al fresco dining. A convenient downstairs cloakroom with WC and basin completes the ground floor. Upstairs, the home offers a generous master bedroom and two additional double bedrooms, alongside a modern family bathroom with a shower over the bath, hand basin, and WC. Additional highlights include: * Off-road parking for two vehicles to the side of the property * Efficient central heating powered by a natural gas Potterton boiler * Connection to all mains services including gas, electricity, water, and sewerage * Located within easy reach of primary and secondary schools, a medical centre, and Skegness town centre This leasehold property is shared ownership (25% owned by the current resident, 75% by Platform Housing) and presents a superb opportunity for first-time buyers or those seeking a modern, energy-efficient home in a popular coastal town. The area is well-served by local amenities and offers a relaxed lifestyle with the added benefit of Skegness' famous beach and resort attractions just a short drive away. Whether you're looking for a stylish family home or a smart investment, this property is a must-see. Property Type: Semi-detached Full selling price: £187500.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £46875.00 Monthly rent based on 25 % share: £321.41 Staircasing allowable: Yes Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £507.96 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Rear Garden Parking: Allocated, off-street Heating Type: Gas Central Heating, Oil Possession of the property: Occupied

3

Bed Room(s)

1

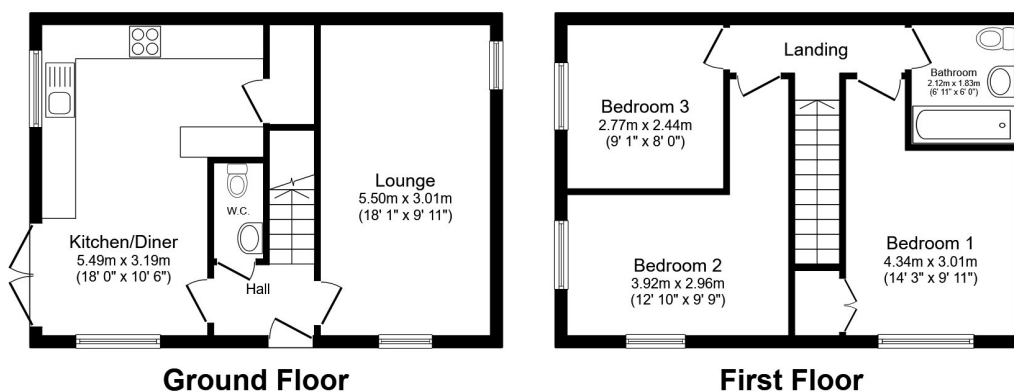
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 87.2 sq.m. (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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