

Superb Luxury Executive 5 Bedroomed House For Sale in Desirable Residential Location Close to Fantastic Leisure Amenities

Tee View House | 97 Beacon Way | Skegness | Lincolnshire | PE25 1HL



High Specification Contemporary Detached House Including Open Plan
Poggenpohl Kitchen Living Area, 4 Reception Rooms, Cinema Room, Oak Fitted
Office, Under Floor Heating, Triple Garage Incorporating Gymnasium
Spa Pool with Garden Office
Inclusive Paved Parking Area with Private Rear Gardens with BBQ Area

For Sale Freehold with Vacant Possession
£1.1 Million Subject to Contract

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Location...

The popular and historic coastal tourist resort of Skegness receives over 1.2 million visitors in the summer and has a permanent population of around 20,000 residents.

The town is situated at the end of the mainline railway from Grantham with the M180 approximately 25 miles to the north, road access to Peterborough via the A52 trunk road which also leads to the Midlands.

Lincoln is approximately 35 miles to the north-west and Boston 20 miles to the south-west.

The town enjoys a strong retail offering and good leisure facilities including a number of well-regarded schools and an uninterrupted beach 50 miles long taking in other various coastal resorts such as Ingoldmells and Mablethorpe.

Beacon Way is on the outskirts of the town approximately 2 miles from the coast on the north side. To the rear is housing, a golf course and holiday accommodation and to the south residential accommodation.

Description...

The property comprises a substantial detached house offering 5 bedrooms and 4 reception rooms being built to a high specification. Access to the property is from an electric gated entrance, the house having a walled garden complemented by mature trees.

Accommodation...

Entrance Hall

Having WC and cloakroom off.

WC

Having low level WC, pedestal hand basin.

Open Plan Living Room/Kitchen

L-shaped.....10m x 4.4m and 4.5m x 2.8m
Having a fully fitted Poggenpohl kitchen with integrated appliances and peninsular breakfast bar comprising contrasting units with Granite worktops and inset sink with mixer tap. Units comprising 3 large sliding pan drawers, full height unit, twin Miele ovens, integrated halogen Miele hob with integrated extraction over, 4 door integrated appliance cupboards, 3 door full height cupboard, 6 additional sliding pan drawers, 2 door cupboard and a lone coffee unit with integrated Miele coffee machine, fitted breakfast bar with stools, high level cupboards matching, tiled floor through to living room with inset spotlights. 2 pairs of French doors to private patio and covered seating area.

Utility Room.....4.6m x 3m

Having 1½ bowl sink with drainer and mixer taps, space for domestic appliances, space for full height refrigeration unit, 2 door full height cupboards, 2 door cupboard, 3 door full height cupboard, 6 door high level cupboards with additional storage space, square edged worksurfaces, inset spotlights with complementing tiled splashbacks. Back door and door to gymnasium garage.

Play Room.....4.4m x 3.5m

Having fitted furniture comprising double height cupboards.

Cinema Room.....6.3m x 4.4m

Having screen and raised seating with integrated sound.

Office.....3m x 4.3m

Having fully fitted oak units comprising display bookcases, 10 door base units, 10 door full height cupboards, a range of drawers, fitted desk with 3 drawers.

Snug Room.....4m x 4m

Being double height, having French doors to rear enclosed private patio area, log effect gas fire.

First Floor

A return oak staircase leads to an extensive first floor landing.

Master Bedroom Suite.....7.7m x 4.4m

A range of fully fitted bedroom furniture with integrated television comprising 8 door full height cupboards with 3 drawers.

Fully Tiled En-suite Bathroom

Having bath, walk-in glass walled shower, dual fitted sinks, floor to ceiling chrome plated towel rail and Tile Vision TV.

Bedroom 2.....4.5m x 3.1m

Having full height 3 door fitted wardrobe.

Bedroom 3.....4.5m x 3.5m

Having 6 door full height wardrobe, fitted bedroom furniture comprising vanity unit with 3 drawers, mirror and bed unit.

Family bathroom

Fully tiled, having inset bath, fitted shower, sink unit over 3 drawers, low level WC, walk-in shower unit, fitted airing cupboard with shelves.

Bedroom 4.....4.4m x 3.6m

Having 5 door full height cupboard, display unit with fitted shelves, 6 door cupboards, twin two door bedside units.

Bedroom 5.....4.4m x 4.3m

Having en-suite shower, low level WC, wall mounted hand basin, fully tiled.



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Adjoining the utility room is an entrance to the triple garage which has been part converted to a gymnasium.

Garage.....5.8m x 5.7m
Having a range of fitted workshop units.

Partitioned Gymnasium.....4.6m x 3m

Outside...

There is an extensive parking area with space for over 20 vehicles, mature lawn, flower borders with a pedestrian access and mower access to the rear gardens.

To the rear of the house is a paved patio area with a **Covered Seating Area**.....4.5m x 3.5m
Overlooking the lawn.

Brick Built BBQ Area

Raised Aqua Pool.....6m x 3m

Garden Office.....3m x 3m

Overlooking the pool, having electric heating, triple bifold doors to decking area, WC and shower with tiled floors.

The rear garden is private and enclosed by mature boundaries.

Tenure...

The property is available for sale freehold with vacant possession.

Outgoings...

The property is rated at Council tax Band G.

EPC...

The property has an Energy Performance Asset Rating B90, full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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Total area: approx. 379.3 sq. metres (4082.5 sq. feet)

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