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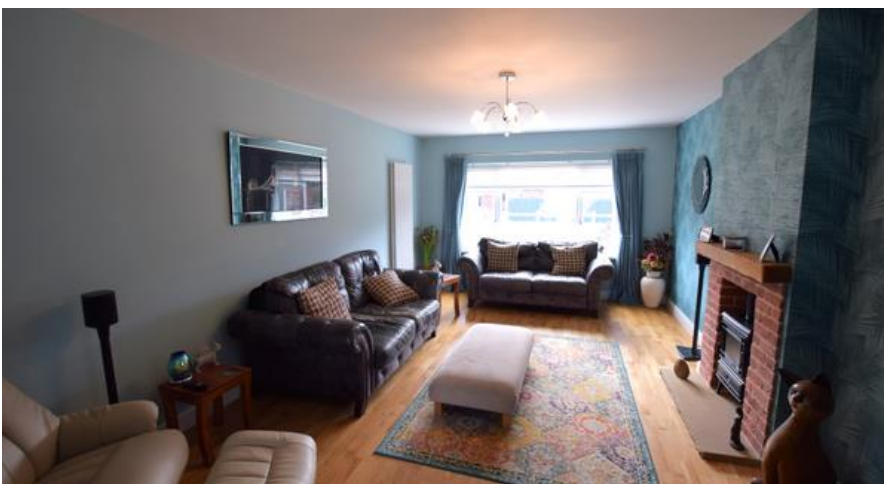
58 Everingtons Lane, Skegness, PE25 1HN



Offers over £280,000

When it comes to  
property it must be

  
lovelle



Offers over £280,000



Immaculately presented, beautifully renovated, extended dorma style detached bungalow, comprises of two double bedrooms one with feature bath and WC en-suite, lounge, dining room, Kitchen, shower room, garage with garden room and driveway for various cars/vehicles and superb landscaped gardens.

#### Key Features

- Garage
- Driveway
- Two Double Bedrooms
- Detached Dorma Style Bungalow
- Newly Fitted Kitchen
- Garden Room
- EPC rating D
- Tenure: Freehold





## Hallway

UPVC French doors into the hallway, with stairs to the first floor, under stair storage cupboard, radiator, doors to,

## Lounge

3.64m x 5.75m (11.9ft x 18.9ft)

UPVC window to the front aspect, radiator, feature fireplace with electric wood burner style fire, feature port hole style window to the side aspect.

## Dining room

3.09m x 3.6m (10.1ft x 11.8ft)

Open plan to the lounge, UPVC french doors to the rear aspect, radiator.

## Bathroom

2.44m x 2.67m (8ft x 8.8ft)

UPVC window to the rear aspect, large walk-in shower with mixer taps, vanity sink, low level WC, underfloor heating, ladder style radiator and fitted storage cupboard.

## Bedroom Two

3.64m x 3.95m (11.9ft x 13ft)

UPVC window to the front aspect, radiator, built in storage cupboard, fitted wardrobes and desk.

## Kitchen

3.23m x 4.32m (10.6ft x 14.2ft)

UPVC window to the rear aspect and door to the side, skylight, with an array of base and wall cupboards with worktop over, inset composite two bowl sink with mixer tap, integrated electric double oven, integrated electric hob with extractor fan over, intergraded dishwasher, space for fridge freezer, space and plumbing for washing machine and tumble dryer, radiator and under floor heating.

## Landing

UPVC window to the side aspect, radiator, access to eves, door to,

## Bedroom One

3.5m x 3.97m (11.5ft x 13ft)

UPVC window to the front aspect, free standing feature bath under the window, fitted wardrobes and storage cupboards, radiator door to,

## En-Suite WC

UPVC window to the front aspect, low level WC, wash hand basin, underfloor heating.

## Outside

The front of the property is enclosed by fencing with a blocked paved driveway to the side with space for several cars leading to the garage with gated access, the front is laid to gravel allowing parking for further vehicles, with flower beds, to the rear of the property is the landscaped garden enclosed by fencing, with well designed feature limestone patio areas, laid to lawn with flowerbed borders with a variety of shrubs and plants.

## Garage

9.79m x 5.1m (32.1ft x 16.7ft)

UPVC side door to the garden, up and over door to the driveway with power and light.

## Garden Room

2.79m x 2.95m (9.2ft x 9.7ft)

Accessed via UPVC French doors from the rear garden, tiled floor and wet room (low level wc, wash hand basin and shower), ladder style steps lead up to a loft room with window. In the agent's opinion this room is a very versatile and useful addition to the property offering extra space for many uses, maybe a home office/workspace or even as a workshop or hobbies room.

## Location

Pleasant location on the edge of town. The town centre and sandy beach are approximately 2 miles from the property and there are local shops, petrol station, doctors, primary and secondary schools and bus stops all within half a mile.

## Services

The property has oil fired central heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Directions

From our office on Roman Bank, proceed north along the A52 to The Ship traffic lights. Turn left onto Burgh Road. Continue along, past the Spar shop and the petrol station. Turn right before the traffic lights onto Burgh Old Road. At the mini roundabout turn right onto Beacon way and follow the road for about a mile the road turns into Everingtons lane. The property can be found on the right hand side.

## LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

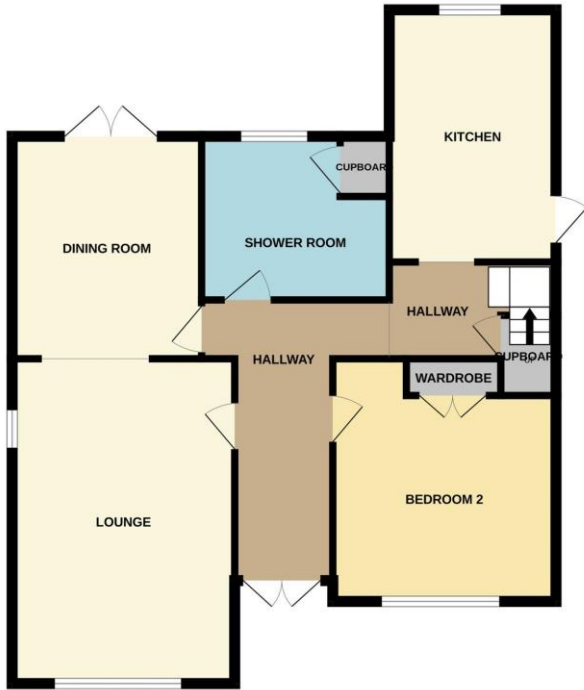
### ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

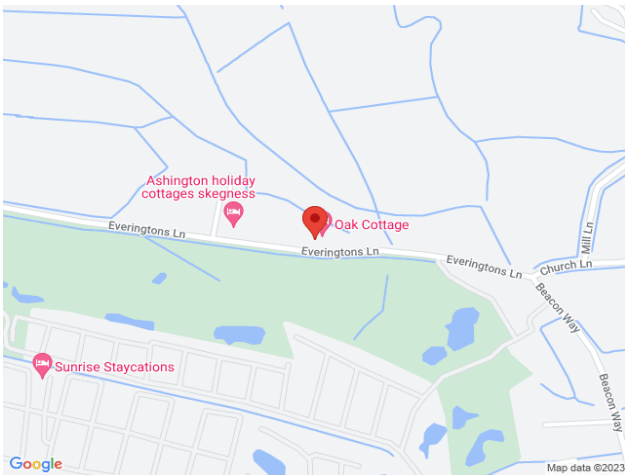
### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



1ST FLOOR



When it comes to **property**  
it must be

  
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