

Buy. Sell. Rent. Let.



55 Beacon Park Drive, Skegness, PE25 1HE



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£345,000

When it comes to
property it must be


lovelle



£345,000



Key Features

- Detached Chalet Style Bungalow
- Open Aspect Over Fields to Rear
- Three Double Bedrooms
- Popular Location

- Beautifully Presented
- EPC rating C
- Tenure: Freehold





Beautifully presented, spacious chalet style bungalow with lovely open aspect over fields to the rear, located on the popular Beacon Park! The accommodation comprises; entrance porch, spacious hallway, lounge, large kitchen-diner, downstairs bedroom, downstairs shower room, two large double bedrooms to the first floor and a four piece bathroom. The property is extremely well presented with gas central heating (new boiler 2022) and owner owned solar panels to reduce your energy bills. Nice size driveway and garage. Nicely landscaped gardens to the front and rear aspects. Overlooks open farmland to the rear!

Entrance

Entered via a modern composite door and side screen, further full height glazed window to the side aspect, exposed brick work, down lighting, wood style flooring, UPVC half glazed door to;

Reception Hall

4.95m x 2.72m (16.2ft x 8.9ft)

With UPVC window to the side aspect, radiator, BT point, alarm panel, stairs leading to the first floor, under stairs cupboard, wall light, doors to;

Lounge

3.65m x 5.54m (11.11ft x 18.2ft)

With bow UPVC window to the front aspect, two radiators, BT port, TV port, feature fireplace, coving to ceiling.

Kitchen/Diner

6.48m x 3.94m (21.3ft x 12.9ft)

Fitted with an array of wall and base units, with under counter lighting, two glazed wall cabinets, tiled splashbacks, granite 1 and 1/4 bowl sink with mixer tap, inset ceramic hob with extractor over, high level double electric oven, integrated fridge freezer and dishwasher, central island and wine rack, open shelving to one side, two deep pan drawers, cupboard on opposite side, UPVC window to the rear aspect, BT point, TV point, Karndene flooring, coving to ceiling, two radiators, UPVC door to rear garden, door to garage, UPVC patio doors to rear garden.

Down Stairs Shower Room

1.57m x 1.88m (5.2ft x 6.2ft)

With shower cubicle, mains powered shower, double shower head, wash hand basin inset to vanity unit, low level Wc, grey modern towel radiator, part tiled walls, UPVC window with coloured glass to side aspect, coving to ceiling, extractor fan, mirrored bathroom cabinet.

Bedroom Three

3.66m x 3.1m (12ft x 10.2ft)

With fitted wardrobes with lockers over, TV port, UPVC window to the side aspect, coving to ceiling.

Landing

With galleried landing, skylight window, radiator, loft hatch with light (partially boarded), sloping ceiling, built in airing cupboard housing hot water tank, shelving.

Bedroom One

4.85m x 2.84m (15.9ft x 9.3ft)

With UPVC window to the rear aspect, sloping ceiling, BT point, full height sliding door wardrobe (housing TV point, shelving, dressing table, drawers and hanging rail).

Bedroom Two

3.84m x 3.78m (12.6ft x 12.4ft)

With UPVC window to the front aspect, sloping ceilings, TV port, bulk head over stairs, fitted wardrobes.

Bathroom

2.03m x 3m (6.7ft x 9.8ft)

With part sloped ceilings, bath, low level Wc, large shower cubicle with two shower heads, extractor fan, wash hand basin inset to vanity unit, shelving, mirror above, UPVC window to the side aspect.

Attached Garage

2.69m x 5.13m (8.8ft x 16.8ft)

With up and over door, utility space for washing machine, tumble dryer and additional freezer, wall hung Viessman boiler (installed 2022) UPVC door to the rear garden, loft hatch with pull down ladder and light and boarded.

Outside

To the front is a low maintenance garden with granite chipped inset, circular feature and brick wall with a paved driveway with ample parking. The rear garden is mainly laid to lawn with flowers and shrub borders, trellised archway, block paved path, garden shed, pergola offering shade over table or hot tub, outside tap and lighting, patio area, fencing to boundaries, gated, paved pathway leads to the side of the bungalow.

Services

The property has mains gas central heating, 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.

Location

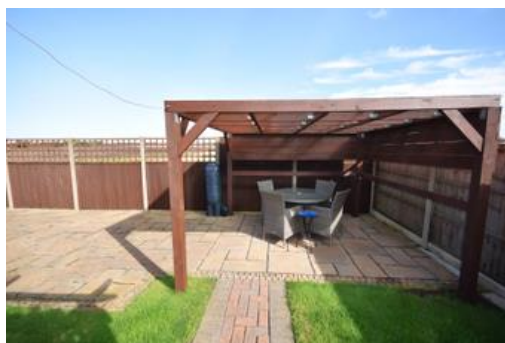
Located on the popular Beacon Park estate with regular bus services and within a mile of the doctors, pubs/restaurants, shops/supermarkets on Burgh Road and the beach is 1.5 miles from the property.

Directions

From our office on Roman Bank proceed along Roman Bank and at The Ship traffic lights turn left onto Burgh Road. Take the right turning after the Welcome Inn onto Burgh Old Road, at the round about take Beacon Way. Beacon Park Drive is the first right turn and the property will be found on the left hand side, marked by our for sale board.

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 Certificate

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 Notes

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.



While 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 given 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 exact location and conditions should be based on a physical inspection.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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