

Buy. Sell. Rent. Let.



28 Winthorpe Avenue, Skegness, PE25 1QY



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2

£200,000

When it comes to  
property it must be

  
**lovelle**



£200,000



### Key Features

- No Chain
- Two Reception Rooms
- Five Double Bedrooms
- Close to Beach
- Semi Detached House
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Large extended, semi detached FIVE DOUBLE BEDROOM house, CLOSE TO THE BEACH and shops! Situated in a handy location within a few hundred metres of the beach and parade of shops with mini supermarket/post-office, cafes, takeaway, restaurants and pubs and the bus stops! The accommodation comprises; large hallway, lounge and sitting room, kitchen, downstairs bathroom, downstairs fifth double bedroom/further reception room, plus a further four double bedrooms and a second bathroom to the first floor, with driveway, good sized rear garden, gas central heating and UPVC double glazing. Ideal size for large family/people looking for lots of living space/accommodation/potential multi-generational living/annexe potential/room to work from home!

## Hall

Entered via an UPVC front entrance door, radiator, laminate floor, stairs to first floor, doors to lounge and;

## Kitchen

4.88m x 2.82m (16ft x 9.3ft)

With two UPVC windows to the side aspect, fitted with range of base and wall cupboards with work tops over, stainless steel sink, space for washing machine, space for freestanding cooker, space for dishwasher, space for fridge freezer, radiator, central heating boiler, door to;

## Rear Hallway

With UPVC door to the side aspect, doors to;

## Bathroom

1.96m x 1.8m (6.4ft x 5.9ft)

With UPVC window to the side aspect, low level Wc, pedestal wash hand basin, panelled bath, radiator, extractor fan.

## Bedroom Five/Further Reception Room

4.03m x 2.85m (13.2ft x 9.4ft)

With UPVC windows to the side and rear aspects, radiator.

## Lounge

4.8m x 3.62m (15.7ft x 11.9ft)

With UPVC door and full length windows to the rear aspects, radiator, door;

## Inner Hall

Understairs storage area, door to;

## Sitting Room

4.76m x 3.55m (15.6ft x 11.6ft)

(measurement excluding bay) With UPVC bay window to the front aspect, radiator, electric fire and surround.

## Landing

With loft access, doors to;

## Bedroom One

3.95m x 3.53m (13ft x 11.6ft)

With UPVC window to the rear aspect, radiator.

## Bedroom Two

3.67m x 3.66m (12ft x 12ft)

With UPVC to the front aspect, radiator.

## Bedroom Three

2.83m x 2.82m (9.3ft x 9.3ft)

With UPVC radiator to the rear aspect, radiator.

## Bedroom Four

3.7m x 2.81m (12.1ft x 9.2ft)

(maximum dimensions) With UPVC window to the front aspect, radiator.

## Bathroom

2.8m x 1.84m (9.2ft x 6ft)

With two UPVC windows to the side aspect, low level Wc, pedestal wash hand basin, panelled bath and shower over, radiator.

## Outside

The rear garden is laid mainly to lawn, three sheds and is enclosed by fencing and hedging.

## 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

Great location close to the beach and local shops, pubs and cafes.

## Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go straight on at The Ship traffic lights, pass the golf course and turn right just before the traffic lights (Spar shop on your right hand side) onto Winthorpe Avenue. The property will be found on the righthand 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

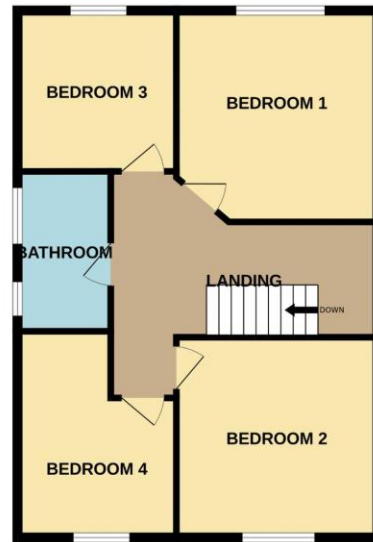
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.



GROUND FLOOR



1ST FLOOR



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

  
**lovelle**

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