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117 Beresford Avenue, Skegness PE25 3JN



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£350,000

When it comes to  
property it must be

  
**lovelle**





£350,000



Current owners have undertaken a comprehensive refurbishment of this beautiful bungalow!! No Onward Chain! Seacroft Location! Not Overlooked! Immaculate, spacious accommodation! Wow - this bungalow has it all, looks, position and beautiful presentation. Located on a corner plot, so only having one immediate neighbour and Coronation Walk to the rear, lovely trees are the back drop to your easterly facing sunny garden which is not overlooked and very private. The property is within a quarter of a mile of the beach and the handy parade of shops on Drummond Road as well as various pubs/restaurants including the popular Vine Hotel located at the bottom of Coronation Walk.

#### Key Features

- Immaculate, Luxury Spacious Bungalow
- Large Lounge & Large Conservatory
- Modern Kitchen & Utility Room
- Large, Modern Bathroom & En-Suite Shower Room
- Two Generous Double Bedrooms
- Driveway & Double Garage
- EPC rating D
- Tenure: Freehold









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## Hall

Entered via a UPVC door, with cloaks cupboard, oak luxury vinyl tiled flooring, radiator, access to loft via ladder, with light and being partly boarded, doors to;

## Lounge

6.07m x 4.24m (19.9ft x 13.9ft)

With UPVC bay window overlooking Beresford Avenue with plantation shutters, UPVC French doors to the conservatory, delph rack, two radiators, ornate marble fireplace and mantle, electric coal flame effect fire, TV aerial point, feature porthole style coloured leaded single glazed window to the conservatory, wall and ceiling lighting.

## Conservatory

6.49m x 5.48m (21.3ft x 18ft)

Of brick and UPVC construction, two radiators, oak luxury vinyl tiled flooring, French doors to garden, French doors to the lounge and;

## Kitchen

4.56m x 3.43m (15ft x 11.3ft)

UPVC window and door to the rear aspect, fitted base and wall units with work surfaces, inset 1 and 1/2 bowl sink with chefs tap over, integrated dishwasher, integrated electric oven, integrated induction hob with extractor over, integrated microwave, American fridge freezer, plinth heater, oak luxury vinyl tiled flooring, door to the hallway.

## Utility Room

2.56m x 2.21m (8.4ft x 7.3ft)

UPVC window to the rear aspect, fitted base and wall cupboards with work surfaces over, inset 1 and 1/2 bowl sink, space for washing machine and tumble dryer. Please note this could be converted to a third bedroom if required subject to any required regulations.

## Bathroom

3.62m x 3.13m (11.9ft x 10.3ft)

UPVC window to the side aspect, walk in shower, larger than average bath, mirrored double cupboard housing central heating boiler, wash hand basin with vanity unit, low level Wc, ladder style radiator, spot lights, tiled walls and oak luxury vinyl tiled flooring.

## Bedroom One

4.54m x 3.19m (14.9ft x 10.5ft)

UPVC bay window to the front elevation, radiator, 2 x triple fitted wardrobes, plantation shutters, oak luxury vinyl tiled flooring.

## Bedroom Two

3.85m x 3.65m (12.6ft x 12ft)

UPVC window to the side aspect, radiator, coving, oak luxury vinyl tiled flooring, door to;

## En-suite

UPVC window to the rear aspect, low level Wc, wash hand basin, inset into vanity unit, shower cubicle, tiled walls, radiator, oak luxury vinyl tiled flooring.

## Outside

The front garden is laid in an attractive low maintenance design with gravel and shaped paved area, plants and shrubs. There is a rubberised drive providing space for several vehicles/caravan/motorhome, leading to the double garage. The rear garden is landscaped to provide attractive low maintenance seating area comprising patio, decking with covered pergola, artificial grass, enclosed by fencing.

## Double Garage

3.676 x 2.296

Electric roller door, plumbing for washing machine, up and over door into rear garden.

## NB

All carpets, curtains, blinds, light fittings are included in the sale. All furniture/contents/white goods not mentioned on the brochure are available by separate negotiation.

## Services

The property has mains, water, sewerage and electricity and gas central heating. The property also benefits from a security system installed by the present owners. 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 within half a mile of the town centre, Tescos and Richmond Primary school and less than 1/4 mile of the wonderful sandy beach!

## Direction

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Turn left at the traffic lights (Tesco on your right) onto Sandbeck Avenue. Take the second turning on the left hand side into Beresford Avenue, pass the turnings for Saxby Avenue and Firbeck Avenue and the property will be found on the left 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 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



When it comes to

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