

Buy. Sell. Rent. Let.



25 Winthorpe Avenue, Skegness, PE25 1QY



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£245,000

When it comes to
property it must be


lovelle



£245,000



Key Features

- Extended Detached Bungalow
- No Chain and Close to the Beach
- Three Double Bedrooms
- Driveway and Carport
- Good Size Garden
- Council Tax Band C
- EPC D
- Tenure: Freehold





NO ONWARD CHAIN! CLOSE TO THE BEACH! Extended, spacious three bedroom detached bungalow with carport and driveway for several cars! Wonderful position with various shops, spar mini supermarket, Post office, bus stop, cafes. take-aways, pubs and golden sandy beach. The accommodation comprises; hallway, shower room, three double bedrooms, kitchen, lounge-diner, with oil central heating and UPVC double glazing, driveway for several cars, carport, handy attached store/workshop, further garage/workshop located in large, enclosed rear garden.

Hall

Entered via a UPVC side door, cupboard, loft access, doors to;

Bedroom One

6.11m x 6.38m (20'0" x 20'11")

With two UPVC windows to the front aspect, two radiators.

Bedroom Two

4.24m x 3.08m (13'11" x 10'1")

With UPVC window to the side aspect radiator.

Bedroom Three

3.39m x 3.30m (11'1" x 10'10")

With UPVC window to the side aspect, radiator.

Shower Room

2.71m x 1.67m (8'11" x 5'6")

With two UPVC windows to the side aspect, shower cubicle, wash hand basin inset into vanity unit, radiator, tiled walls.

Kitchen

3.76m x 2.96m (12'4" x 9'8")

With UPVC window to the side aspect, fitted with base and wall cupboards, with worktops over, stainless steel sink, integrated double oven with hob, integrated fridge freezer, integrated washing machine, open to;

Lounge/Diner

4.17m x 6.06m (13'8" x 19'11")

With UPVC patio doors and UPVC French doors to the rear aspect, UPVC windows to both sides, two radiators.

Outside

To the front and side there are gardens laid to gravel with walling. There is a driveway and open plan garden area laid to lawn and the driveway leads to wrought iron gates and paved driveway and the carport. To the rear the garden is laid to a resin patio and lawn, planted borders with purple shale for ease of maintenance. There is a former garage/large shed/workshop and attached store with UPVC window and door, door to drive at the front, oil central heating boiler.

Attached Store

5.56m x 2.89m (18'2" x 9'6")

Accesses via door from the carport or the rear garden with UPVC window, housing the oil central heating boiler, power and light.

Services

The property has oil 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.

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, past 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 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.

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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