

Buy. Sell. Rent. Let.



81 St Andrews Drive, Skegness, PE25 1DL



4



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3

£450,000

When it comes to  
property it must be

  
lovelle



£450,000

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- Key Features**
- Immaculate Detached House
  - Four Bedrooms
  - Modern Kitchen & Utility Room
  - WC, En-suite and Family Bathroom
  - Generous Driveway and Double Garage
  - Beautiful Large Gardens (1/5 of an Acre Plot)
  - EPC rating C
  - Tenure: Freehold





Immaculate throughout! For sale with NO ONWARD CHAIN! A very popular locations within a few hundred yards of the Golf course and the beach! The property has a good size, fifth of an acre plot with well presented gardens, generous driveway and DETACHED DOUBLE GARAGE! The accommodation comprises; entrance hallway, downstairs bedroom with ensuite shower room, sitting room dining room, lounge, kitchen, utility room, downstairs WC, upstairs four-piece family bathroom and three further bedrooms.

### Hall

4.83m x 2.55m (15'10" x 8'5")

Entered via a composite front door with windows either side, with laminate flooring, radiator, stairs to the first floor, doors to;

### Downstairs Bedroom

4.20m x 3.17m (13'10" x 10'5")

With UPVC bay window to the front aspect, radiator, coving, door to;

### En-suite

3.15m x 0.98m (10'4" x 3'2")

Fitted with shower cubicle, pedestal wash hand basin, low level WC, ladder style radiator, tiled flooring.

### Sitting Room

3.98m x 3.64m (13'1" x 11'11")

With UPVC bay window to the front aspect, radiator, coving, gas fire with surround, laminate flooring, door to lounge and doors to dining room, remote controlled and colour changing light fitting.

### Lounge

8.08m x 3.62m (26'6" x 11'11")

With UPVC window to the front aspect, UPVC French doors to the rear garden, laminate flooring, two radiators, spotlights.

### Dining Room

4.04m x 3.63m (13'4" x 11'11")

With UPVC French doors to the rear garden, laminate flooring, coving, two modern vertical radiators, log burner with brick surround, remote controlled and colour changing light fitting.

### Kitchen

3.73m x 2.81m (12'2" x 9'2")

With UPVC window to the rear aspect, fitted with a beautiful range of base and wall cupboards with granite work surfaces, large larder cupboards, inset ceramic sink, water softener and filter water tap, integrated dishwasher, integrated gas hob with extractor fan over, integrated electric double oven, integrated microwave, space for American style fridge-freezer, modern vertical radiator, door to;

### Rear Lobby

0.00m x 0.00m (0'0" x 0'0")

With UPVC door to the rear aspect, doors to;

## Utility Room

2.15m x 1.53m (7'1" x 5'0")

With UPVC window to the side aspect, fitted base and wall cupboards, space and plumbing for washing machine and tumbler with work surface over, inset stainless steel sink, central heating boiler, ladder style radiator, tiled floor.

## WC

With UPVC window to the side aspect, wash hand basin, low level WC, tiled floor.

## Landing

With UPVC window to the side aspect, airing cupboard, loft access (with drop down ladder, part boarded) doors to;

## Bedroom One

3.98m x 3.64m (13'1" x 11'11")

With UPVC window to the front aspect, radiator, coving.

## Bedroom Two

4.03m x 3.63m (13'2" x 11'11")

With UPVC windows to the side and rear aspects, radiator, coving, fitted wardrobe (containing safe).

## Bedroom Three/Study

2.57m x 2.38m (8'5" x 7'10")

With UPVC window to the front aspect, laminate flooring.

## Bathroom

2.54m x 1.88m (8'4" x 6'2")

With UPVC window to the rear aspect, freestanding bath, low level WC, wash hand basin inset into vanity unit, shower cubicle, spotlights, ladder style radiator.

## Outside

To the front is a garden mainly laid to lawn with double width driveway leading down the side of the property to double gates which open to continue down to the detached double garage. Ample room for parking numerous vehicles. The rear garden is beautifully stocked with a variety of trees, plants, flowers and shrubs with patio and a feature water fountain. Outside power points. There is also a WORKSHOP, GREENHOUSE and VEG PLOT as well as a metal storage shed, brick store/coal house attached to the main house. There is also a delightful SUMMERHOUSE.

## Workshop

3.52m x 2.31m (11'6" x 7'7")

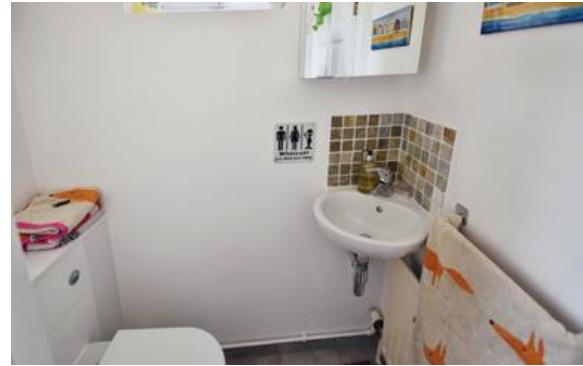
Insulated with window, power and light.

## Summer House

2.75m x 2.09m (9'0" x 6'11")

With small deck, French doors, power and light.





## Double Garage

6.04m x 5.46m (19'10" x 17'11")

With part boarded loft, power and light, two remote controlled electric doors to the driveway, UPVC door to the side aspect.

## Services

The property has gas central heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. All blinds are included in the sale. The property also had a new roof tiles and felt on flat roof on extension in 2018 and there is a burglar alarm fitted. 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

Lovely, popular, residential area within half a mile of the beach and town centre. Great location for North Shore golf course while still not too far from handy convenience stores, petrol station, restaurants and take-aways.

## Directions

From our office on the corner of Roman Bank and the One Way System continue along Roman Bank north. At The Ship traffic lights turn right onto Castleton Boulevard, take the third turning on the left onto Park Avenue. At the end of the road turn right and the immediately left onto St Andrews and the property will be found on the left hand side marked by our 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.



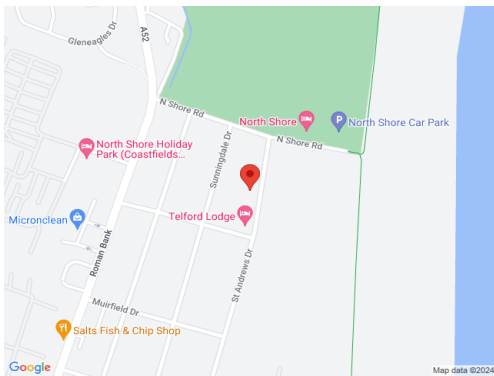
GROUND FLOOR



1ST FLOOR



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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