

Buy. Sell. Rent. Let.



Sea View Road, Skegness, PE25 1BP



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£249,950

When it comes to  
property it must be

  
**lovelle**



£249,950

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### Key Features

- Only 500 Metres To Beach
- No Onward Chain
- Lounge, Dining Room & Conservatory
- Convenient for Shops
- Driveway and Garage
- Bathroom & Shower Room
- EPC rating D
- Tenure: Freehold





NO ONWARD CHAIN! Close to the beach being only 500metres. An attractive mock Tudor style detached house in a convenient position, with a parade of shops around the corner including a Co-op, Asda, petrol station, takeaways and pubs and also less than half a mile from the town centre. The accommodation comprises; hallway, lounge dining room, conservatory, kitchen, utility room, downstairs shower room, upstairs family bathroom, three good sized bedrooms with gas central heating, UPVC double glazing, front and rear gardens and driveway for several cars with extended, detached single garage. Sellers comments; "one of the unique and lovely aspects of Seaview Road is the strong sense of community and how welcoming the neighbours and local businesses are".

### Entrance Porch

Having access to the front door and providing a degree of shelter form the elements.

### Hallway

Having stairs to the first-floor landing, under stair cupboard, central heating radiator, UPVC entrance door, UPVC window to the front aspect, built in cupboard housing the electric fuse box, doors to;

### Dining Room

3.95m x 3.66m (13'0" x 12'0")

Having central heating radiator, coving to the ceiling, coal effect gas fire with an attractive surround and tiled inlays, telephone point and door to the conservatory, door to the;

### Lounge

3.95m x 3.93m (13'0" x 12'11")

(Dimensions exclude bay). Having central heating radiator, coving to ceiling, coal effect gas fire on an attractive surround with tiled inlay, internal door to the dining room, UPVC bay window to the front aspect.

### Conservatory

2.22m x 2.12m (7'4" x 7'0")

Of brick and UPVC construction, UPVC French doors to the garden, poly carbonate roof, power points.

### Kitchen

2.71m x 4.67m (8'11" x 15'4")

Having a fitted kitchen comprising base cupboards, drawers and matching eye level units, roll edge working surface with tiled splashbacks, UPVC window unit to the side aspect, UPVC entrance door to the side aspect/driveway, space for under counter fridge and freezer, inset one and half bowl ceramic sink unit with mixer tap, electric hob with integrated oven under, door to;

### Utility Room

0.87m x 2.73m (2'11" x 9'0")

Having plumbing for an automatic washing machine, shelving and cloaks storage, door to;

### Ground Floor Shower Room

8'1" x 3'1" (2.5m x 0.9m)

Having large shower enclosure, low level flush WC, vanity wash hand basin, extractor, central heating radiator, UPVC window to the rear aspect.

## First Floor Landing

Having stairs to the ground floor, UPVC window to the side aspect, coving to the ceiling, loft access, doors to;

## Bedroom One

3.95m x 3.93m (13'0" x 12'11")

Having two UPVC windows to the front aspect, central heating radiator, coving to the ceiling.

## Bedroom Two

3.94m x 3.65m (12'11" x 12'0")

Having UPVC window to the rear aspect, central heating radiator, coving to the ceiling.

## Bedroom Three

2.81m x 2.73m (9'2" x 9'0")

(including box over stairs). Having two UPVC windows to the front elevation, coving to the ceiling, central heating radiator.

## Bathroom

8'1" x 9'1" (2.5m x 2.8m)

Having UPVC windows to the side and rear aspects, central heating radiator, cupboard housing the gas Worcester combi boiler, three-piece bathroom suite comprising low level flush WC, pedestal wash hand basin and panel bath, part tiled walls.

## Outside

Having a gravel area with wrought iron gates and a block paved driveway leading along the side of the property to the garage. The rear garden is fully fenced and enclosed with access gateway, shaped lawn, paved pathway and patio area, bedded borders.

## Garage

6.58m x 2.76m (21'7" x 9'1")

Extended and now larger than a standard single garage. Having a double opening doors to the drive, electric connected, light, pedestrian door to the rear garden, concrete floor.

## Services

The property has gas central heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. included in the sale. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Location

Lovely, popular, residential area close to the beach and less than 1/2 mile to the town centre. Also a great location for North Shore golf course and around the corner 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 go straight on, go past the Asda petrol station. Turn right onto Sea View Road and the property will be found on the right 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.

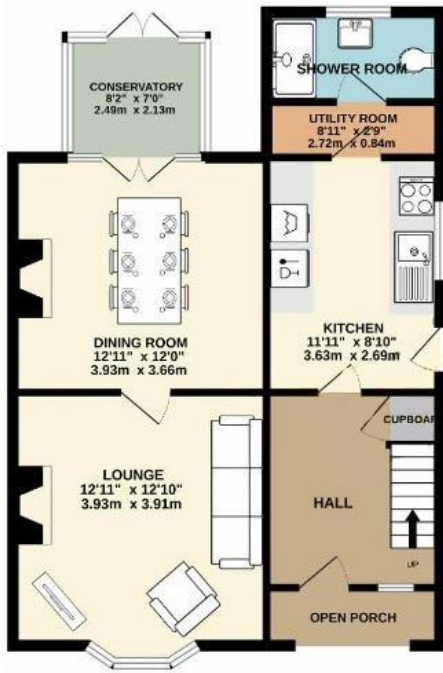
## Energy Performance Certificate

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.

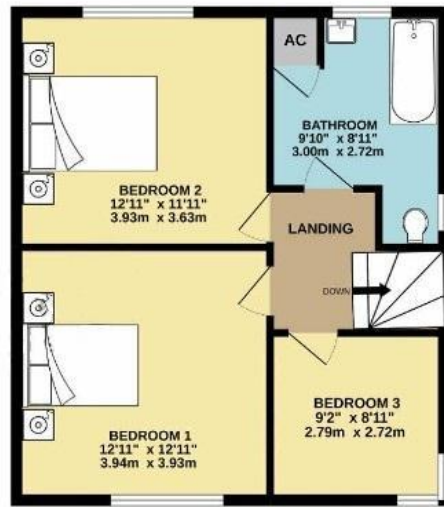
## Agents Notes

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  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



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