

Buy. Sell. Rent. Let.



64 Everingtons Lane, Skegness, PE25 1HN



£270,000

When it comes to  
property it must be

  
**lovelle**



£270,000



### Key Features

- NO CHAIN
- Two Double Bedrooms plus Study
- Modern Shower Room
- Quality Fitted Kitchen
- Lounge and Dining Room
- Driveway and Garage
- EPC rating D
- Tenure: Freehold





Fabulous position with OPEN FIELD VIEWS! Located towards the edge of town, this beautifully modernized bungalow is for sale with NO ONWARD CHAIN! With parking for several cars and a single garage plus well maintained, landscaped, enclosed rear garden plus 6m GARDEN ROOM with bi-folding doors! The accommodation comprises; hallway, lounge with log burner, two double bedrooms, one with a good array of fitted wardrobes and furniture, the other having French doors onto your rear garden, modernised shower room, kitchen, dining room with French doors to the rear garden, small third bedroom or study and handy utility area to the rear of the garage. With oil central heating (new boiler, tank and radiators in 2022), UPVC double glazing throughout and UPVC soffits and fascias. In the agent's opinion offers a wonderful home that could suit someone looking to work from home by utilising the study or the garden room or someone looking for a great space in the garden for entertaining with wonderful views of the lovely garden and the open fields behind.

### Hall

Entered via a UPVC door, with storage cupboard, radiator with radiator cover, laminate flooring, loft access, doors to;

### Lounge

3.49m x 4.26m (11'6" x 14'0")

With UPVC bow window to the front aspect, log burner with brick surround, laminate flooring, radiator, coving.

### Bedroom One

4.25m x 3.36m (13'11" x 11'0")

With UPVC bow window to the front aspect, radiator with radiator cover, fitted wardrobes and chest of drawers.

### Bedroom Two

3.65m x 3.19m (12'0" x 10'6")

With UPVC French door and side panels opening to the rear garden, radiator with radiator cover, coving, laminate flooring.

### Shower Room

1.77m x 2.53m (5'10" x 8'4")

With UPVC window to the rear aspect, back to wall WC, wash hand basin inset to vanity unit, walk in shower cubicle, ladder style radiator, tiled walls and floor, spot lights, extractor fan.

### Kitchen

3.66m x 3.04m (12'0" x 10'0")

With UPVC window to the rear aspect, radiator, fitted with base and wall cupboards, Corian work surface over with inset 1 and 1/2 sink, integrated Halogen hob, 'hide and slide electric oven, extractor hood over, integrated fridge and dishwasher, laminate flooring, door to;

### Dining Room

3.66m x 0.00m (3'8" x 0'0")

With UPVC French doors and side panels opening to the rear garden, radiator with radiator cover, laminate flooring, doors to garage/utility and ;

## Study

1.77m x 2.53m (5'10" x 8'4")

With UPVC window to the front aspect, radiator, laminate flooring.

## Utility + Garage

2.63m x 8.05m (8'6" x 26'4")

Utility area with UPVC window to the rear aspect, base and wall cupboards with work tops over, stainless steel sink, space and plumbing for washing machine, tumble dryer and fridge freezer. Roller door opens to the drive, power and light, loft access.

## Garden Room

3.10m x 8.05m (10'2" x 26'5")

Of breeze block construction with aluminium triple glazed bi-folding door, two sky lights, composite side door. Not currently plastered or connected with electrics.

## Outside

The rear garden is laid to block paved patio, lawn, fishpond, Hydropool hot tub with pergola over plus, UPVC decked patio. The garden is enclosed by fencing and enjoys pleasant views over open fields to the rear aspect.

## Services

The property has oil fired central heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. 2022 Worcester oil Greenstar boiler and new bonded oil tank. 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

Pleasant location on the edge of town. The town centre and sandy beach is approximately 2 miles from the property and there are local shops, petrol station, doctors, primary and secondary schools and bus stops all within half a mile.

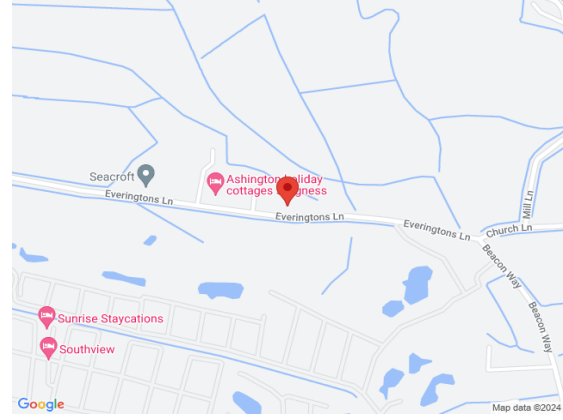
## Directions

From our office on Roman Bank, proceed north along the A52 to The Ship traffic lights. Turn left onto Burgh Road. Continue along, past the Spar shop and the petrol station. Turn right before the traffic lights onto Burgh Old Road. At the mini roundabout turn right onto Beacon Way and follow the road for about a mile the road turns into Everingtons Lane. The property can be found on the right 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.

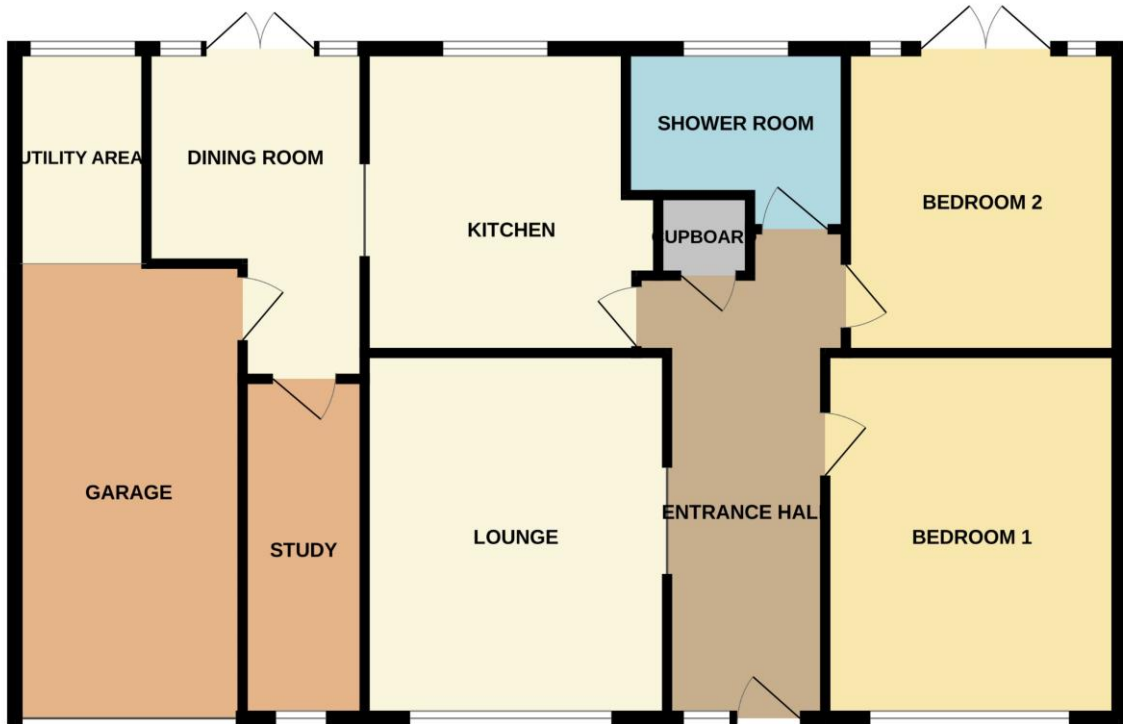
## Energy Performance Certificate

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

GROUND FLOOR



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

  
**lovelle**

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