

Buy. Sell. Rent. Let.



19 St Margarets Avenue, Skegness, PE25 2LX



£350,000

When it comes to  
property it must be

  
lovelle



£350,000



### Key Features

- Very Well Presented Throughout
- Large Kitchen-Diner
- Detached Dorna Style Property
- Four Double Bedrooms
- Carport and Block Paved Drive
- Popular, Quite Location on Beacon Park
- EPC rating D
- Tenure: Freehold





Immaculately well presented! Spacious, versatile accommodation; could suit many different families! Could suit a couple looking for extra space to work from home or have guests stay/ hobbies rooms or a spacious 4 bedroom family home or even people looking for multi generational living as there are two double bedrooms and a shower room downstairs! The accommodation comprises; porch, spacious hallway/study area, two downstairs double bedrooms, downstairs shower room, lounge, large kitchen-diner, conservatory, upstairs two further double bedrooms and bathroom with gas central heating and UPVC double glazing. There is a block paved driveway and handy carport plus pretty enclosed rear garden. Very quiet location on the popular Beacon Park with good amenities all within 1/2 a mile including post office, supermarkets, pubs/restaurants, primary and secondary schools, doctors surgery and bus services. The beach and town centre are also just over a mile from the property!

### Porch

Entered via modern composite door with UPVC window, door to;

### Hallway/Study

Spacious hallway, currently also used a study area with UPVC window, radiator, tiled floor, under stairs storage cupboard, doors to;

### Bedroom Three

4.94m x 3.22m (16'2" x 10'7")

With UPVC window to the side aspect, radiator.

### Shower Room

1.85m x 1.54m (6'1" x 5'1")

With UPVC window to the side aspect, radiator, tiled walls and floor, shower cubicle, low level wc, wash hand basin inset into vanity unit

### Lounge

5.43m x 3.22m (17'10" x 10'7")

With UPVC window to the front aspect, radiator, electric fire with surround.

### Kitchen-Diner

6.45m x 3.97m (21'2" x 13'0")

With UPVC window to the rear aspect, French doors to the rear garden, further back door to the rear garden, radiator, tiled floor, comprehensive array of fitted base and wall cupboards, drawers and work surface with inset ceramic sink and chefs tap over, integrated double oven, integral gas hob with extractor hood over, space and plumbing for washing machine, space for American style fridge-freezer, door to bedroom four and French doors to;

### Conservatory

3.01m x 2.98m (9'11" x 9'10")

Of brick and UPVC construction with tiled floor, doors to the garden, fitted blinds, radiator.

### Bedroom Four

4.98m x 2.68m (16'4" x 8'10")

With UPVC windows to the front and rear aspects, radiator, door to cupboard housing the central heating boiler.

## Landing

Again a spacious landing area with lots of natural light from Velux style window, radiator, airing cupboard, doors to;

## Bedroom One

4.93m x 3.23m (16'2" x 10'7")

With UPVC window to the front aspect, radiator, fitted mirrored wardrobes.

## Bedroom Two

4.07m x 3.42m (13'5" x 11'2")

With UPVC window, radiator, fitted mirrored wardrobes.

## Bathroom

4.22m x 2.02m (13'10" x 6'7")

With UPVC window, separate bath and shower cubicle, back to wall wc, inset wash hand basin to vanity units, tiled walls, heated towel rail, ladder style radiator.

## Outside

Walling partly encloses the front garden which is laid to a nice block paved area and driveway with carport. The side and rear gardens are enclosed by walling and fencing, laid to patio areas, decking, gravel and lawn, covered pergola to patio seating area, with plants and shrubs. There are also two useful sheds.

## Services

The property has mains gas central heating, 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

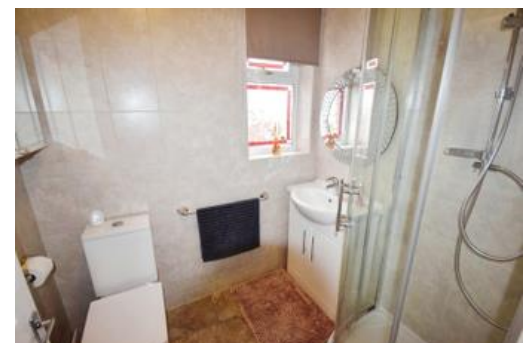
Located in very popular area of town with bus stop nearby, within half a mile of shops, supermarket, doctors, post office, pubs/restaurants.

## Directions

From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. Go past the petrol station and Spar shop and turn left onto St. Marys Road. Continue over the mini round about take the next turn on your left hand which is St Margaret's Avenue continue along the road 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.

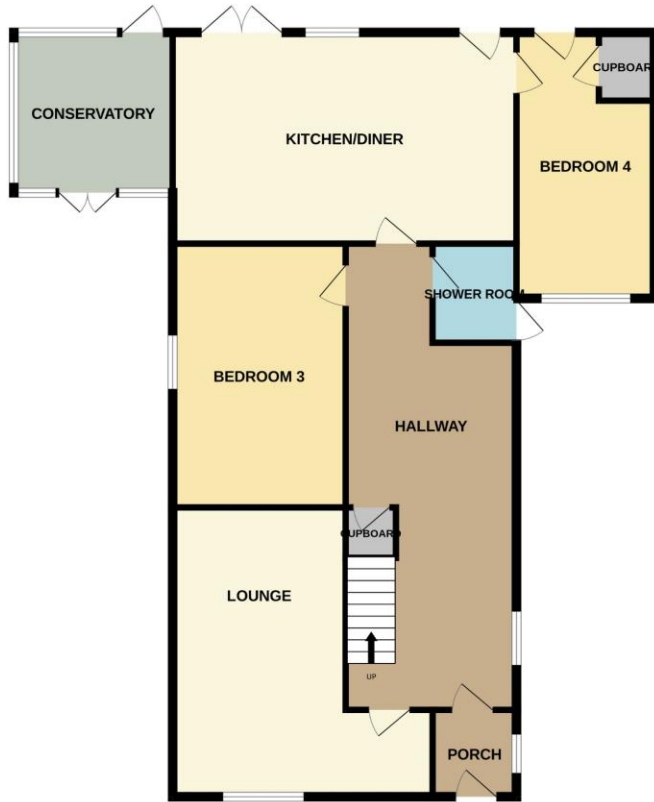
## Energy Performance Certificate

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B3 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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