

Buy. Sell. Rent. Let.



114 Beresford Avenue, Skegness, PE25 3JL

 3  2  3

£340,000

When it comes to  
property it must be

  
lovelle



£340,000



### Key Features

- Fantastic Seacroft Location
- No Neighbours to One Side and the Rear Aspect
- Beresford Park to the Rear Aspect
- Less than 1/2 mile to the Beach!
- Shops & Pubs/Restaurants Nearby
- Double Garage
- EPC rating D
- Tenure: Freehold





Located in the Seacroft area of town this deceptively spacious, three double bedroom chalet style bungalow really must be viewed to appreciate the size, with three reception rooms and two bathrooms plus double garage for sale with NO ONWARD CHAIN! Fantastic location with the Beresford Fields to the rear so no neighbour to one side or the rear! Modern, rubberised driveway leads to an integral double garage and there is a lovely low maintenance garden to the rear aspect. The accommodation comprises; porch, spacious hallway, large master bedroom and spacious downstairs bathroom, small study, large lounge leading to a conservatory, dining room, kitchen and good size utility room off. Upstairs there is a large landing/office area, bathroom and two further double bedrooms. The property has gas central heating and UPVC double glazing. Convenient for amenities within 1/4 mile of local shops, pubs/restaurants and within 1/2 a mile of the town centre and the lovely golden sandy beach!

### Porch

Entered via UPVC front door, door to;

### Hall

With radiator, large cloaks cupboard, stairs to the first floor, cupboard with heater/airing cupboard, doors to;

### Study

1.73m x 2.30m (5'8" x 7'6")

Door opens from the hall and this small but handy room the goes under the stairs (with some restricted headroom), with light and power, also housing burglar alarm control panel.

### Bathroom

2.66m x 2.97m (8'8" x 9'8")

With two UPVC windows to the side aspect, low level WC, bidet, panelled bath, separate shower cubicle, wash hand basin inset to vanity unit, radiator.

### Bedroom One

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

With UPVC windows to the front and side aspects, radiator, fitted wardrobes, dressing table, drawers, cupboards, ottoman and two bedside tables.

### Lounge

4.24m x 6.69m (13'11" x 21'11")

With UPVC window to the side aspect, open doorway to the dining room, open fire and tiled surround, patio doors to;

### Conservatory

2.72m x 4.21m (8'11" x 13'10")

Of UPVC construction, patio door to the rear garden.

### Dining Room

3.50m x 3.62m (11'6" x 11'11")

Door to the hall, UPVC window to the rear aspect, UPVC window into the conservatory, radiator, door to;

## Kitchen

3.01m x 3.78m (9'11" x 12'5")

With UPVC window to the rear aspect, radiator, fitted with range of base and wall cupboards with worktops over, inset stainless steel 1 and 1/2 bowl sink, integrated double electric oven, integrated gas hob, integrated dishwasher, integrated fridge, door to;

## Utility Room

2.19m x 3.76m (7'2" x 12'4")

With UPVC window and door to the side aspect, larder cupboards, base and wall cupboards with worktops over, stainless steel sink, space for washing machine and freezer.

## Landing/Office Area

2.50m x 3.74m (8'2" x 12'4")

Spacious area ideal as a study/home office, Velux style window, access to eaves storage.

## Bedroom Two

3.03m x 4.55m (9'11" x 14'11")

(reducing to 3.671) With window to the rear aspect, fitted wardrobe, radiator.

## Bedroom Three

3.04m x 3.63m (10'0" x 11'11")

With UPVC window to the front aspect, radiator.

## Bathroom

2.36m x 2.72m (7'8" x 8'11")

With panelled bath, bidet, low level WC, pedestal wash hand basin, fitted cupboard.

## Double Garage

5.50m x 5.99m (18'0" x 19'8")

With UPVC window to the side aspect, two electric single garage doors to the driveway, Viessman central heating Combi boiler, fitted cupboards, power and light.

## Outside

To the front aspect is a gravelled garden and rubberised driveway. Gated access to both sides opens to the rear garden which is laid to patio and gravel with plants and shrubs, greenhouse, enclosed by hedging and fencing.

## Services

The property has mains, water, sewerage and electricity and gas central heating. 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 within half a mile of the town centre, Richmond Primary school and the wonderful sandy beach! With the Beresford Fields to the rear you have no neighbours behind so offering a high level of privacy plus the convenience of a parade of shops within 1/4 of a mile, plus pubs and restaurants nearby and the lovely tree lined walks along Vine and Coronation Walk close by offering a great place to stroll plus miles of beach to explore!

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Turn left at the traffic lights (Tesco's on your right) onto Sandbeck Avenue. Take the third turning on the right hand side into Beresford Avenue, continue almost to the bottom and the property will 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.

## Mortgage Advice

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. 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.

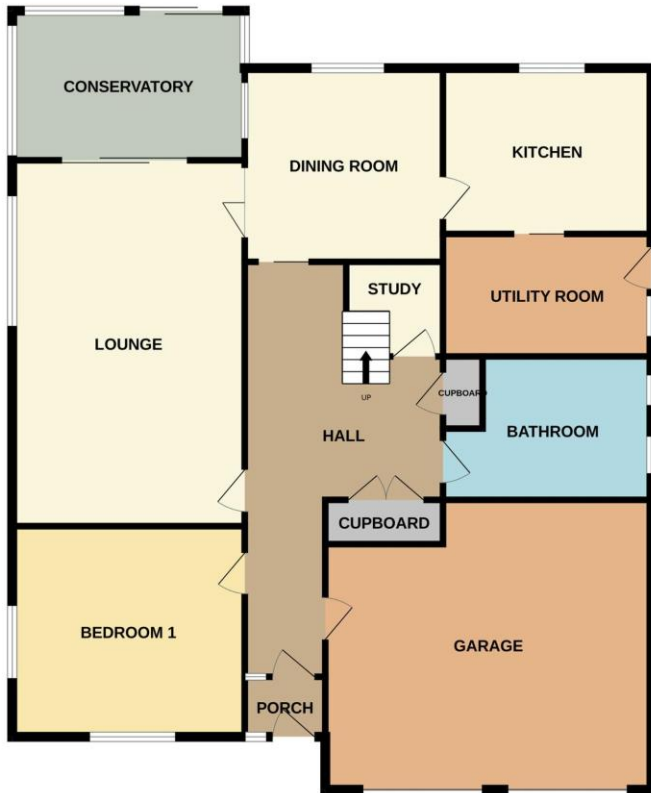
## Energy Performance Certificate

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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