

Buy. Sell. Rent. Let.



8 Park Avenue, Skegness, PE25 2TF



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3

£265,000

When it comes to
property it must be


lovelle



£265,000



Key Features

- Stunning Throughout
- Re-Fitted Luxury Bathroom
- Good Size, Low Maintenance Rear Garden
- Block Paved Driveway
- Modern Kitchen
- Fabulous Open Plan Living to Games Room and Conservatory
- EPC rating D
- Tenure: Freehold





Stunning home! Extensively improved and upgraded throughout, close to the beach and shops! This wonderful home offers modern, neutral decor throughout plus oak doors and comprises; entrance hall, modern kitchen, open plan lounge to games room and through to a sun room, luxurious, recently re-fitted bathroom and three good size bedrooms with gas central heating and UPVC double glazing. Outside there is a block paved driveway with wrought iron railings and gates plus enclosed, good sized low maintenance rear garden. Lovely position on tree-lined avenue but also only 1/4 of a mile to the town centre and the beach!

Entrance

Entered via UPVC French opening to;

Hall

With radiator, feature textured wall, under stairs storage cupboard, stairs to first floor, doors to;

Lounge

3.95m x 4.42m (13'0" x 14'6")

With UPVC bay window to the front aspect, radiator, Bioethanol log burner with a solid wooden beam mantle over and feature lighting, remote controlled ceiling fan, open plan to;

Games Room

3.51m x 5.32m (11'6" x 17'6")

With radiator, remote controlled ceiling light fan, modern electric fire, open to;

Sun Room

2.74m x 2.89m (9'0" x 9'6")

With UPVC windows and door to the rear garden and upgraded vaulted and insulated roof with spotlights.

Kitchen

2.42m x 4.41m (7'11" x 14'6")

With UPVC windows to the side and rear aspects, UPVC door to the side aspect, fitted base and wall cupboards with work surface over, inset stainless steel sink, space for range style cooker, integrated fridge, integrated freezer, space and plumbing for washing machine, space and point for tumble dryer, Smart thermostat-controlled boiler combi boiler, radiator.

Landing

With leaded and stained glass window to the side aspect, loft access, doors to;

Bedroom One

2.86m x 3.69m (9'5" x 12'1")

With UPVC window to the front aspect, radiator, remote controlled ceiling fan.

Bedroom Two

2.86m x 3.69m (9'5" x 12'1")

Measurements to wardrobes. With UPVC window to the rear aspect, radiator, remote controlled ceiling fan.

Bedroom Three

2.45m x 2.56m (8'0" x 8'5")

With UPVC window to the front aspect, radiator, remote controlled ceiling fan.

Bathroom

Re-fitted in 2024 this luxurious bathroom comprises; freestanding feature bath with mixer tap/shower attachment, wash hand basin inset to vanity and back to wall wc, two UPVC windows, vertical anthracite feature radiator with inset mirror, spotlights.

Outside

To the front is a block paved frontage providing off road parking, enclosed by railings. Gated side access leads to the rear garden laid to artificial lawn with decked patio area and covered seating area. The garden is enclosed by fencing. Summer house with power points and timer controlled lighting inside and out.

Features

PTZ CCTV at the front - wired ring camera - smart thermostat controlled boiler - timer controlled lights throughout the property, including the summer house.

Services

The property has mains gas, mains electricity, mains water and sewerage. All blinds, carpets, lounge and dining room fan lights, all light fittings are included. The radiator covers and electric fire in the dining room are staying. The Ring door camera and CCTV are included. 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

Delightful position within a 1/4 of a mile of the town centre and the sea front.

Directions

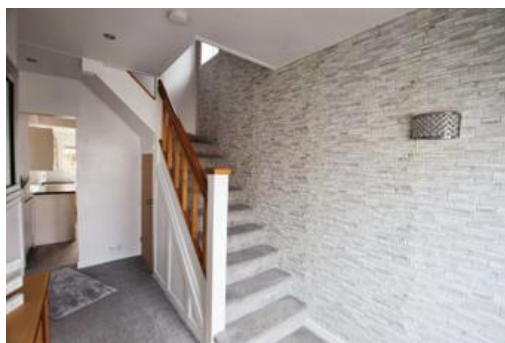
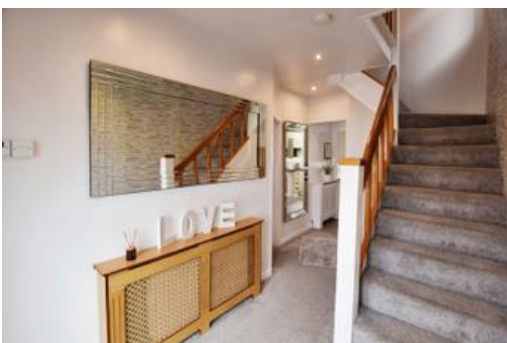
From our office on Roman Bank proceed down Ida Road. Turn left onto Lumley avenue follow the road and at the roundabout at (St Mathews Church) take the third exit onto Scarborough Avenue. Take the next left onto Park Avenue and the property can be found on the right.

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.lovell.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.

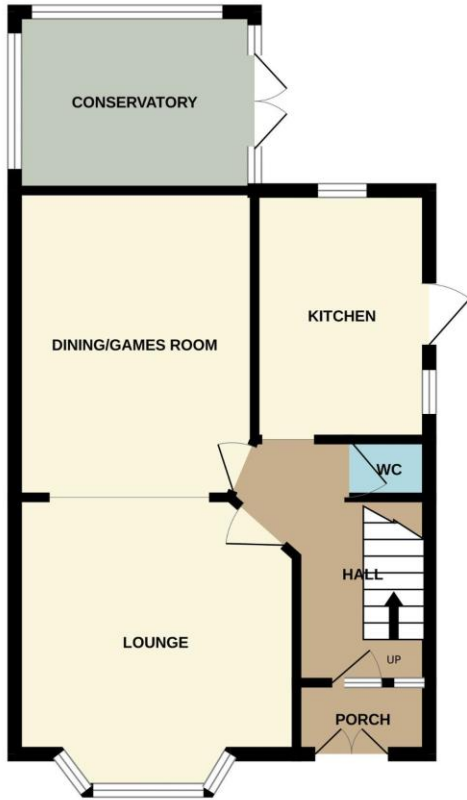
Energy Performance Certificate

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.

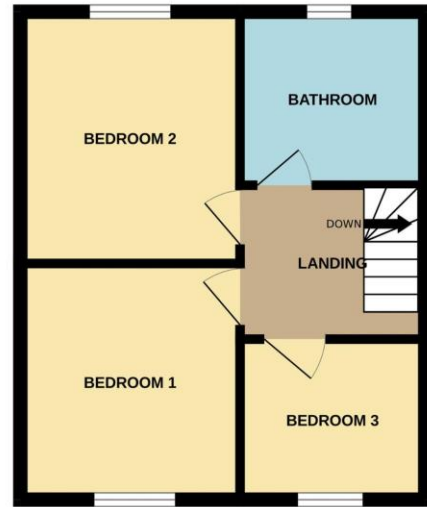
Agents Notes

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.

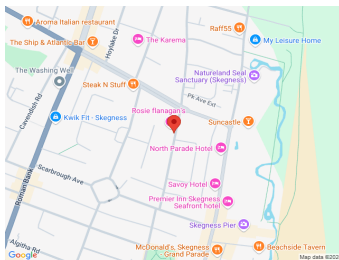
GROUND FLOOR



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



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