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67 Park Avenue, Skegness, PE25 1BL



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£340,000

When it comes to
property it must be


lovelle



£340,000

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Key Features

- Immaculate & Deceptively Spacious
- Modern Kitchen/Dining/Living Room
- Lounge with Bay Window & Multi-Fuel Stove
- Utility Room & Downstairs WC
- En-Suite to Large Master Bedroom
- Driveway & Garage
- EPC rating C
- Tenure: Freehold





IMMACULATE THROUGHOUT! DECEPTIVELY SPACIOUS! Desirable location within 1/4 of a mile of the beach! This beautiful detached home has accommodation comprising; spacious entrance hallway, lounge with bay window and multi-fuel stove, kitchen-diner open to a living room creating a wonderful family area with bi-fold doors opening to the rear garden and cosy nights with a wood burner stove, utility room and downstairs wc, large family bathroom upstairs plus en-suite shower room to the generous master bedroom, two further good size double bedrooms and fourth single bedroom with large walk-in wardrobe off. The property has gas central heating and UPVC double glazing. Wrought iron gates open to a driveway leading to single garage and there are attractive, enclosed front and rear gardens. In the agents' opinion, although in a residential area, the immediate properties do not directly over look the rear garden so give a good level of privacy. Park Avenue is a great location within half a mile of the town centre and within 1/4 mile of the glorious sandy beach. There is also a handy parade of shops at the end of the road with a chip shop!

Hall

With door with spyhole, opaque UPVC window, two radiators, original polished floor boards and stairs leading off with large built in cupboard under with electric fuses and meter, doors to;

Lounge

4.55m x 4.39m (14'11" x 14'5")

With UPVC walk in square bay window to the front elevation with pleasant outlook and venetian blinds, telephone point, feature hearth with multi fuel stove, picture rail, two radiators.

Family/Living Room

4.55m x 3.63m (14'11" x 11'11")

Max Dimensions. With UPVC window to the front elevation with venetian blinds, 2 traditional style radiators (one vertical) fireplace surround with tiled recess with Burley wood burner, built in cupboard to chimney breast recess, opening to the:-

Dining Kitchen

6.63m x 3.02m (21'10" x 9'11")

Beautifully fitted with a range of base and wall units with underlighting, illuminated display cabinets, wood effect worksurfaces with upstands and inset 1 & 1/4 bowl sink unit with mixer tap over and waste disposal, built in double oven and separate grill, 4 ring ceramic hob with cooker hood above, integrated dishwasher, integrated fridge, pan drawers, basket drawers and wine racks. Traditional radiator, 2 further radiators to the dining area, beautiful Karndene flooring through with UPVC bifold doors with fitted blinds leading to the rear garden.

Utility Room

3.23m x 2.13m (10'7" x 7'0")

With units and worksurfaces to match the kitchen, stainless steel sink unit with mixer tap over, space for fridge freezer, spaces for washing machine and dryer, trendy vertical radiator, opaque UPVC window and UPVC door to the drive, door to;

WC

With low level wc, hand basin on a wood stand, radiator, opaque UPVC window.

First Floor Landing

With radiator, two loft hatches, doors to;

Bedroom One

4.55m x 3.71m (14'11" x 12'2")

With UPVC square bay window to the front elevation, pine floor boards, radiator, coving to ceiling, picture rail, T.V point, telephone point.

En-Suite Shower Room

2.62m x 2.24m (8'7" x 7'4")

Beautifully fitted with a corner shower enclosure with screen doors and a Mira shower, hand basin, W.C, tiled walls with marble mosaic border, opaque UPVC window with venetian blinds, a tiled and shelved storage recess, chrome vertical ladder style radiator.

Bedroom Two

4.52m x 3.63m (14'10" x 11'11")

With UPVC french doors and Juliette Balcony to the front elevation, radiator, wall T.V point, coving to ceiling. UPVC

Bath & Shower Room

3.20m x 2.13m (10'6" x 7'0")

Stylishly fitted with a corner shower enclosure with raindrop shower, slipper bath on 'ball and claw' feet with traditional mixer tap/shower attachment, hand basin, W.C, radiator, 1/2 panelled walls and opaque UPVC window, radiator, three wall niches.

Bedroom Three

3.05m x 4.06m (10'0" x 13'4")

With UPVC window to the rear elevation, coving to ceiling, radiator, T.V point.

Bedroom Four/Study

3.02m x 2.44m (9'11" x 8'0")

Min dimensions excluding the walk-in wardrobe. Ideal single bedroom or study with handy walk-in wardrobe/cupboard that also houses the gas central heating boiler (fitted in 2021), radiator, UPVC window to the rear elevation, downlights to ceiling, T.V point, telephone point.

Outside

To the front is a low brick wall, double vehicle gates open to the concrete drive with light and cold water tap leading to the garage. The lovely rear garden includes large block paved sitting areas facing south and west with lawn, garden borders, exterior lighting. There is also a pretty summer house with power that is positioned perfectly to take in these attractive gardens.

Garage

2.69m x 4.60m (8'10" x 15'1")

Being detached and brick built with a pitched tiled roof, two fluorescent lights and two double power points, electric fuses.

Directions

From our office on Roman Bank proceed north. Turn right onto Scarborough Avenue and continue on Scarborough by going around the Church. Take the next left onto Park Avenue. Continue at the end of the



road and go over Castleton Boulevard and continue on Park Avenue and the house can be found on the left hand side marked by our for sale board.

Location

Park Avenue is a great location within half a mile of the town centre and within 1/4 mile of the glorious sandy beach. There is also a handy parade of shops at the end of the road with a chip shop!

Services

The property has mains gas heating, mains 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.

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.

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