

Buy. Sell. Rent. Let.



38 Gleneagles Drive, Skegness, PE25 1DR



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£225,000

When it comes to  
property it must be

  
lovelle





£225,000

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### Key Features

- NO ONWARD CHAIN!
- Two Double Bedrooms
- Detached Bungalow
- Rubberised Driveway & Garage
- Popular Location
- EPC rating D
- Tenure: Freehold









For sale with NO ONWARD CHAIN! Lovely size bungalow and plot in a prestigious location. Located on the Gleneagles Estate, a pleasant quite area of bungalows so you are not overlooked! Within 1/2 a mile of the golden sandy BEACH and popular North Shore Gold Club and within a few hundred metres of a convenience store and bus stop plus Skegness town centre is only a mile away! The accommodation comprises; hallway, lounge, kitchen, conservatory, shower room, separate WC and two double bedrooms. Outside the property enjoys a nice plot with rubberised driveway leading to single garage with electric remote-controlled door (fitted 2023) and enclosed rear garden.

### Hall

Entered via UPVC front door, radiator, loft with pull down ladder, cupboard housing central heating boiler, storage cupboard, radiator, doors to;

### Bedroom One

3.19m x 3.62m (10'6" x 11'11")

UPVC window to the rear aspect, fitted wardrobe, radiator.

### Bedroom Two

3.19m x 3.32m (10'6" x 10'11")

UPVC window to the front aspect, radiator.

### Lounge

3.31m x 5.32m (10'11" x 17'6")

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

### WC

UPVC window to the rear aspect, radiator, low level wc, wash hand basin.

### Shower Room

UPVC window to the rear aspect, radiator, shower cubicle, back to wall wc, wash hand basin inset into vanity unit.

### Kitchen

3.33m x 3.63m (10'11" x 11'11")

UPVC window to the rear conservatory, radiator, fitted base and wall cupboards, fitted worksurfaces, integrated electric oven and hob, Hotpoint washing machine, Hotpoint fridge, under counter freezer, UPVC door to;

### Conservatory

1.89m x 3.05m (6'2" x 10'0")

Of brick & UPVC construction with tiled floor and UPVC door to the rear garden.

### Outside

To the front is a garden laid to gravel with shrub borders. Rubberised driveway leads to the garage and rubberised footpath to the front door. The rear garden is laid to patio and lawn with plants and shrubs enclosed by walling, fencing and hedging.

### Garage

3.32m x 5.19m (10'11" x 17'0")

With electric roller door, power and light, UPVC window and door to the rear garden.

## 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

Great position on the popular Gleneagles Drive, not overlooked, just over a mile from the town centre and less than 1/2 a mile to the beach and popular North Shore Golf Course.

## Directions

From our office on Roman Bank proceed along to The Ship Traffic lights, go straight on, past the golf course and turn left onto West Way. At the end of the road turn left then immediate left into Gleneagles Drive. Bear right and follow the road round and the property can be found on the left hand side marked by our for sale board.

## 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



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

  
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