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6 Dormy Avenue, Winthorpe, Skegness, PE25 1RG



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£300,000

When it comes to
property it must be


lovelle



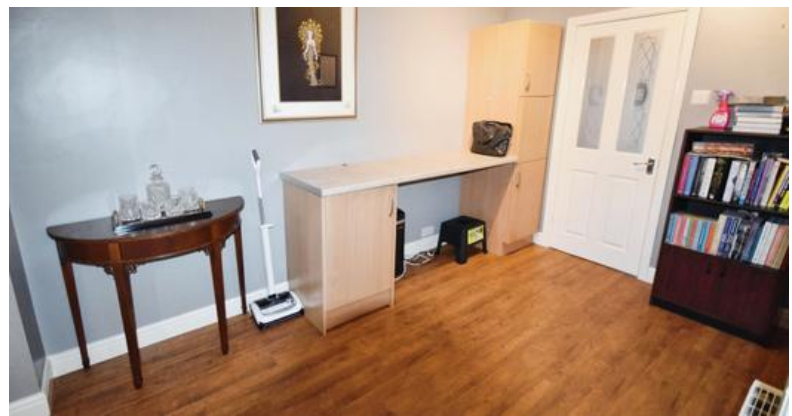
£300,000

Key Features

- Deceptively Spacious & Versatile Detached Bungalow
- Large Breakfast Kitchen & Dining Room
- Two/Three Double Bedrooms Plus Study
- Family Bathroom & Further Shower Room

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- Generous Driveway - Space for Numerous/Larger Vehicles
- Double Garage & Workshop/Garden Room
- EPC rating C
- Tenure: Freehold





Fantastic, spacious detached bungalow in quiet, pleasant cul-de-sac, CLOSE TO THE BEACH and available with NO ONWARD CHAIN! Really must be viewed to appreciate this deceptively spacious property comprising; entrance porch, hallway, lounge, dining area open to large breakfast-kitchen, study, sun lounge/bedroom three, two further double bedrooms, bathroom and shower room. Well presented throughout the property benefits from gas central heating and UPVC double glazing. Sitting on a generous plot with attractive walling to the front, large block paved driveway with space to park numerous vehicles plus DETACHED DOUBLE GARAGE and LARGE WORKSHOP and good size enclosed rear garden. Located at Winthorpe, just two miles from Skegness town, in a pleasant cul-de-sac but also within a few hundred metres of local convenience store, post office, cafes, restaurants and take-aways, bus stop and the GOLDEN SANDY BEACH!

Storm Porch Entrance

Accessible via UPVC double glazed French doors with pretty leaded detail, with a tiled floor, light and an internal glazed door which allow access into;

Hall

With a useful storage cupboard, coved ceiling and a decorative ceiling rose, radiator, feature flooring, doors to lounge, study and;

Bedroom One

4.55m x 4.57m (14'11" x 15'0")

(maximum dimensions). This room enjoys an abundance of natural light via the UPVC double glazed window set to the side elevation and the UPVC double glazed walk in bay window to the front elevation allowing views along the avenue with attractive leaded detailing, coving to the ceiling, radiator and an extensive range along one wall of the bedroom of fitted wardrobes with mirror fronted sliding doors which incorporate hanging areas, shelves and other useful storage facilities.

Bedroom Two

2.72m x 4.55m (8'11" x 14'11")

With a double glazed window to the side elevation, radiator, coved and textured ceiling, double glazed 'French' doors allowing access into the Sun Lounge/bedroom 3.

Bathroom

2.24m x 3.38m (7'4" x 11'1")

A well proportioned bathroom fitted with a four-piece suite which comprises of a panelled bath with shower mixers over, low flush WC, pedestal wash hand basin and a separate shower cubicle with a mains shower therein, shaver light and point, useful low level fitted storage cupboard, radiator, extractor, coved ceiling, chrome effect 'ladder' style towel rail, tiled floor and 1/2 tiled walls.

Lounge

6.12m x 4.6m (20'1" x 15'1")

(maximum dimensions). Fitted with an attractive decorative fire surround and tiled hearth with log burner. The lounge has a dual aspect with an abundance of natural light via the UPVC double glazed window to the side elevation and the UPVC double glazed walk in bay window to the front aspect which has attractive leaded detail enabling views along the Avenue. There is coving to the ceiling and a decorative ceiling rose, feature flooring and radiator.

Study

2.41m x 3.61m (7'11" x 11'10")

A particularly useful area which the current owner used as a work/study area, with a continuation of the feature flooring from the main entrance hallway, sky light allowing for natural light, coved ceiling, radiator, a fitted base and tall unit with work area set over and door allowing access to the dining room and sun lounge/bedroom three.

Rear Sun Lounge/Bedroom Three

3.53m x 4.9m (11'7" x 16'1")

A really versatile room which the current owner utilises as a sun lounge but would be equally well suited as an additional bedroom. There is an abundance of natural light via the double glazed UPVC French doors and matching side windows which allow access into the rear garden and allows for a pleasant view of the same, coved ceiling, tiled floor for ease of maintenance, ceiling fan light, radiator and a door which allows access to the adjacent;

Shower Room

Again a really useful asset to the property, fitted with a three-piece suite comprising of a low flush WC, wall mounted wash hand basin, enclosed tiled shower cubicle with a mains shower therein, coved ceiling, extractor fan and a UPVC double glazed opaque window to the side elevation, tiled flooring and a radiator.

Dining Room

3.61m x 3.78m (11'10" x 12'5")

Again having the continuation of the feature flooring as previously described in the hall, radiator, coved ceiling, decorative ceiling rose and a double glazed window to the side elevation allowing for natural light, open to;

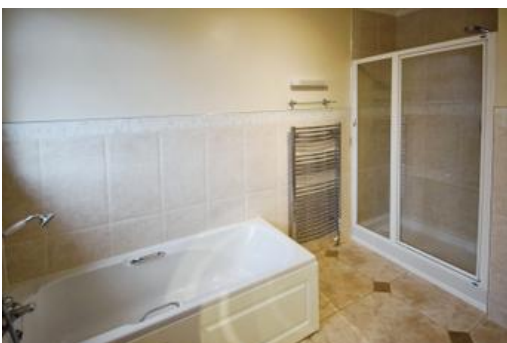
Breakfast Kitchen

4.8m x 3.53m (15'8" x 11'7")

A really well proportioned room which is fitted with a comprehensive range of matching wall, base and drawer units with complimentary work top surfaces over and tiled splash backs. There is ample room and plumbing provision for various free standing appliances including an American style Fridge/Freezer, washing machine and dishwasher in addition to an integrated Neff double electric eye level oven, Smeg electric induction hob and a pull out extractor over. There is an inset 1 1/2 bowl sink with mixer tap over, ceiling spot lights, coved ceiling, wall mounted gas central heating boiler, space for a 'Bistro' style table, tiled flooring for ease of maintenance, radiator, a UPVC double glazed window allowing views over the rear gardens and a UPVC double glazed door with opaque inset panel allowing access to the same.

Outside

The property occupies a well proportioned plot designed with ease of maintenance in mind. The front garden area is enclosed with a low level brick boundary wall fronting to the pavement and comprises predominantly of gravelled landscaped areas, complimented by a block paved driveway allowing off road parking facilities for numerous vehicles. The front garden area lends itself well to pot plants, garden ornaments and associated furniture. The blocked paved driveway continues to the side of the Bungalow where there are double wrought iron gates and further block paved driveway parking facilities which in turn leads to;



Garage

5.26m x 6.99m (17'4" x 22'11")

A real asset to the property, with an electric roller up and over door, a double glazed opaque window to the side elevation, separate electric fuse box for the garage, which has light and power connected, and a further doorway which allows access to the adjacent useful workshop/garden room at the rear.

Workshop/Garden Room

5.26m x 3.96m (17'4" x 13'0")

Accessed via UPVC door from the garden, a useful facility with a double glazed window to the side elevation, concrete floor, plastered walls and ceiling, light and power and with a further opaque UPVC window to the rear elevation allowing for additional light, this area offers huge scope and potential. In the agent's opinion could serve many uses including hobbies room, garden room, home gym, play room, workshop or simply for storage!

Rear Garden

The rear garden consists of a lawned area, complimented by planted and gravelled borders, block paved pathways and patio areas, an additional hard landscaped patio area and also a covered gazebo which is attached and adjacent to the garage, which allows 'alfresco' dining and entertaining by way of a decked area below with an 'aluminum' style roof, outside lighting and power. The rear garden is enclosed with a variety of fencing and hedging and also has a gated pedestrian access to the opposite elevation to that which benefits from the driveway access.

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 at Winthorpe, just two miles from Skegness town, in a pleasant cul-de-sac but also within a few hundred metres of local convenience store, post office, cafes, restaurants and take-aways, bus stop and the GOLDEN SANDY BEACH!

Directions

From our office on Roman Bank in Skegness proceed north along Roman Bank (A52) going straight on at The Ship traffic lights. Continue past the golf course and at The Spar shop in Winthorpe turn right onto Winthorpe Avenue. Take the first right onto The Drive and at the bottom go left onto Dormy Avenue and the bungalow can be found at the bottom.

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 and 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.

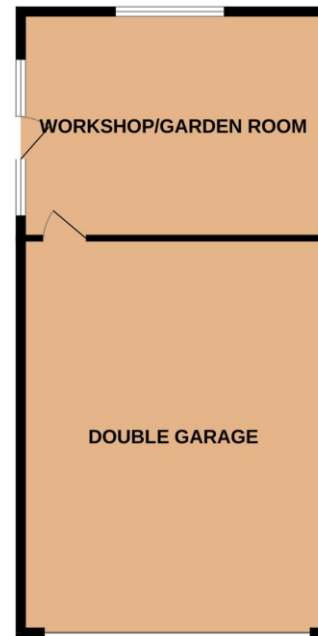
Energy Performance Certificate

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. Lovell 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


lovelle

01754 769769

skegness@lovelle.co.uk