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89 Beacon Park Drive, Skegness PE25 1HE



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O.I.R.O £310,000

When it comes to  
property it must be

  
lovelle



O.I.R.O £310,000

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### Key Features

- Detached Bungalow
- Three Double Bedrooms
- Large Conservatory
- Ample Off-Road Parking

- Garage
- Popular Residential Location
- EPC rating U
- Tenure: Freehold









A deceptively spacious and well presented detached bungalow in the popular 'Beacon Park' area, just on the outskirts of town yet within easy walking distance of convenience stores and the Quora retail park with Marks & Spencer and a family pub/restaurant. (Half a mile) The property comprises of lounge, kitchen, large conservatory, three double bedrooms, wet room, garden room and garage. The outside features a large driveway offering ample parking for at least four cars. The front is gravelled for ease of maintenance, the rear garden has paving footpaths, with lawn, decked seating area with pergola, summer house, shed, greenhouse and enclosed garden room with seating area and space for Hot tub. Additional benefits include gas central heating, uPVC double glazing and burglar alarm system.

### Entrance Hall

With UPVC door, loft hatch, storage cupboard housing hot water tank, radiator, doors to;

### Bedroom One

3.81m x 3.44m (12'6" x 11'4")

With UPVC window to the front aspect, radiator, fitted wardrobes, two bedside tables and drawers.

### Lounge

4.75m x 3.63m (15'7" x 11'11")

With UPVC window to the front aspect, radiator, electric fire and surround with spotlight detailing.

### Bathroom/Wet Room

1.66m x 1.98m (5'5" x 6'6")

With UPVC window to the side aspect, wet room floor with mains mixer shower, floating sink, low level WC, extractor fan, towel rail.

### Bedroom Three

3.1m x 2.61m (10'2" x 8'7")

With UPVC window to the side aspect, radiator, fitted wardrobes.

### Bedroom Two

2.47m x 3.84m (8'1" x 12'7")

With UPVC sliding doors to the rear aspect, radiator, fitted wardrobes with sliding doors.

### Kitchen

2.82m x 4.02m (9'4" x 13'2")

With UPVC window to the rear aspect, fitted with an array of base and wall cupboards with worktops over, inset porcelain, 1 1/2 bowl sink with mixer tap, integrated electric oven and gas hob with extractor over, integrated fridge freezer, space for washing machine concealed by matching door, integrated dish washer, sky tunnel and radiator.

### Conservatory

3.03m x 7.27m (9'11" x 23'11")

Of UPVC construction, with sliding patio door to garden, side door to the front access, multi-fuel wood burner, two radiators.

## Garden Room

Covered garden room of timber and plastic panel construction with paved floor and artificial lawn for seating area, including hot tub (this will be left subject to the property receiving the right offer).

## Outside

The front is enclosed by a low wall and side hedge, an attractive gravelled driveway with parking for multiple vehicles leads to the garage. The rear garden is enclosed by fencing and is laid to lawn and patio area, with a summer house, decked seating area with pergola, shed, green house, fish pond, borders with plants and shrubs, raised beds and a log store.

## Garage

3.49m x 6.03m (11'6" x 19'10")

With remote controlled electric roller door, power and light.

## 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 on the popular Beacon Park estate with regular bus services and within a mile of the doctors, pubs/restaurants, shops/supermarkets on Burgh Road and the beach is 1.5miles from the property.

## Directions

From our office on Roman Bank proceed along Roman Bank and at The Ship traffic lights turn left onto Burgh Road. Take the right turning after the Welcome Inn onto Burgh Old Road, at the roundabout take Beacon Way. Beacon Park Drive is the first right turn and the property will be found on the left hand side marked by our for sale board.

## Material Information Data

Verified Material Information

Council tax band: C

Council tax annual charge: £1821.76 a year (£151.81 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Radiator

Heating features: Electric fire

Broadband: FTTC (Fibre to the Cabinet)



Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Garage, Driveway, Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: Yes as it's a coastal town. (the property or area has never flooded)  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: TBC

## Local Authority

This property falls within the geographical area of East Lindsey District Co  
<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 including photographs and plans are for guidance only and are not necessarily

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

  
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