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37 Derby Avenue, Skegness, PE25 3DH



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Offers Over £450,000

When it comes to
property it must be


lovelle

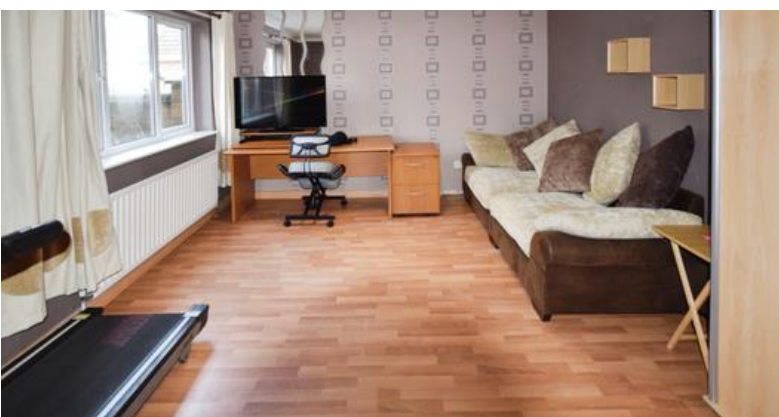


Offers Over £450,000

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Key Features

- NO ONWARD CHAIN
- Heated Enclosed Spa & Pool
- A Stunning & Unique 4/5 Bedroom Detached House in a Very Pleasant Residential Cul-De-Sac
- With Views to the East Towards the Sea and Secluded Gardens
- Four Ground Floor Bedrooms, Re-Fitted En-Suite Bathroom, Reception Hall with Feature Staircase
- Stylish Kitchen, Utility, WC, Study/Bedroom 5, 20' Lounge, Dining Room, Conservatory & Sitting Room
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Amazing, individually designed home with SEA VIEWS & SWIMMING POOL! Located at the bottom of a no-through road this quiet position offers peaceful living, access straight onto miles of sandy beach and the convenience of bus services, a handy parade of shops, pubs/restaurants, take-aways and Seacroft Golf Club all within half a mile! This unique house built in 1993 has been designed to make the most of it's position and views so the majority of the bedrooms are to the ground floor and the living rooms to the first floor to take in the fantastic sea view aspects. The versatile accommodation comprises; spacious entrance hallway, four double bedrooms with family bathroom and jack and jill en-suite shower room and to the first floor is a galleried landing, kitchen with feature semi circular design and windows to enjoy the views up Derby Avenue, wc, utility room, dining room, sitting room, lounge, conservatory/sun room, fifth double bedroom/spacious study. The house has gas central heating (new boiler 2019) and UPVC double glazing. The home also offers fantastic outside space including a block paved driveway/frontage with room to park numerous cars, 22' long through garage, first floor, south facing sun terrace, enclosed rear garden mainly laid to lawn with spa and pool (heated), enclosed by polycarbonate cover which can be kept fully enclosed for warmth or numerous sliding doors throughout can be opened in the warmer months. Really must be viewed!

Entrance

Entrance via a feature open veranda and pillars, UPVC double glazed door and matching side screens open to the;

Entrance Hall

6.12m x 3.58m (20'1" x 11'8")

(Max dimensions including the feature staircase leading off to the first floor). With arched UPVC side window, two radiators, telephone point, coved ceiling, under stairs built in cupboard, door to garage, bedroom 3 and 4, archway to the;

Inner Hall

3.45m x 2.06m (11'4" x 6'10")

With radiator, coved ceiling, door to Jack and Jill ensuite shower room, bedrooms 1 and 2 and the family bathroom.

Bedroom Three

4.34m x 4.19m (14'2" x 13'8")

(maximum dimensions into circular bay window). With five UPVC windows to the front elevation, radiator, TV point, coved ceiling.

Bedroom Four

4.19m x 3.61m (13'8" x 11'10")

With UPVC window, radiator, coved ceiling.

Bedroom One

3.91m x 5.56m (12'10" x 18'2")

With a comprehensive range of fitted bedroom furniture including wardrobes, storage shelves, dressing table and bedside cabinets and headboard, radiator, UPVC wide sliding patio doors to the rear garden, door to jack and jill en-suite.

En-suite Jack & Jill Shower Room

2.06m x 2.62m (6'10" x 8'7")

Fitted with a corner shower pod with body jets, WC, wash hand basin, tiled walls and floor, chrome vertical ladder style radiator, extractor fan, UPVC patio doors to the rear garden.

Bedroom Two

4.22m x 3.58m (13'10" x 11'8")

With UPVC window to the rear elevation, radiator, built in wardrobes forming a bed recess with top cupboards and beside cabinets, coved ceiling, TV point.

Family Bathroom

4.19m x 2.46m (13'8" x 8'1")

With feature freestanding oval bath with pillar tap, low level WC, bidet, shower enclosure, wash hand basin, waterproof boarding to the walls, fitted cupboards and storage, radiator, opaque UPVC window, extractor fan.

Galleried Landing

With coved ceiling, radiator, doors to;

Kitchen

4.29m x 4.17m (14'1" x 13'8")

With a semi circular bay (9 UPVC windows) with lovely view along Derby Avenue and attractively fitted with a stylish range of base and wall units, work surfaces with inset sink and drainer with mixer tap over, space for range cooker and stainless steel cooker hood above, large refrigerator, breakfast bar with radiator under, wine racks, recessed downlights to the perimeter and coved ceiling, arched window over looking the landing.

WC

With low level WC, hand basin, extractor.

Utility Room

3.07m x 2.44m (10'1" x 8'0")

With base and wall units, roll edge work surfaces with inset 1 & 1/2 bowl sink unit and mixer tap over, space for washer and dryer, access to roof space, coved ceiling, extractor, built in cupboard housing the insulated hot water cylinder, built in airing cupboard housing the gas central heating boiler (re-fitted 2019).

Study/Bedroom Five

4.22m x 3.61m (13'10" x 11'10")

Previously used as study but would equally make a fifth double bedroom if required. With UPVC window to the front elevation, radiator, coved ceiling.

Lounge

6.1m x 4.27m (20'0" x 14'0")

With corner set raised marble hearth with gas 'coal flame' fire, two radiators, arched UPVC side window, large window looking through the front conservatory to a sea view, UPVC patio door to the Conservatory, coved ceiling, wall with arched opening to the dining room and double doors to the sitting room.

Dining Room

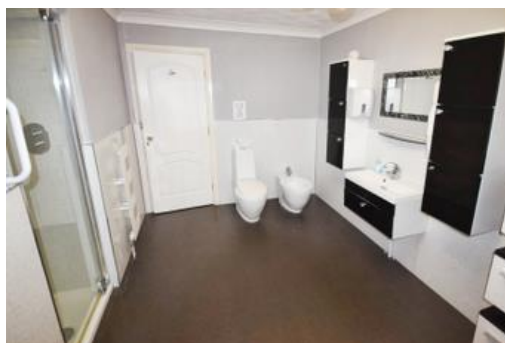
3.61m x 2.59m (11'10" x 8'6")

With corner set UPVC window to the front elevation, radiator, coved ceiling, door returning to the landing.

Sitting Room

4.24m x 2.61m (13'11" x 8'7")

With UPVC window with lovely sea view, radiator, coved ceiling, telephone point, TV leads, double doors leading from the lounge.





Conservatory/Sun Room

6.1m x 1.8m (20'0" x 5'11")

Great room to sit and enjoy the views over your garden to the sea! With radiator, coved ceiling, ceiling fan light, two radiators, UPVC door to the roof terrace and UPVC patio doors with glorious east facing sea and garden views, balcony rail, lighting.

Outside

To the front is a block paved drive and parking area also leading to the garage, exterior lighting, corner rockery. Please note No 35 has access over the initial part of the drive. The rear garden includes lawn with gravelled borders, lazy lawn and sitting areas and also houses the;

Heated Pool

With spa area and separate heated swimming pool within a covered pool room (14m/46' long) which has numerous sliding doors which can be opened in warm weather.

Sun Terrace

8.18m x 3.05m (26'10" x 10'0")

Accessed from the first floor conservatory/sun room, with decking, power points, exterior lighting. Fabulous south facing terrace to enjoys the sunny days! Underneath this terrace is a further sitting area accessed from the rear garden lawn.

Garage

6.91m x 2.97m (22'8" x 9'8")

With up and over vehicle door from the driveway and further up and over vehicle door to the rear garden so a vehicle can be driven through if required. With power and light, high level UPVC window, consumer unit, cold water tap, (gas central heating boiler for pool - re-fitted 2018).

Services

The property has gas central heating, mains sewerage, mains water and electric. There is a management fee due to the development. 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

Skegness is the principal Lincolnshire coastal resort. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services. The property lies at the quiet Seacroft end of town by beautiful golden beaches, close to the secluded Gibraltar Point Nature Reserve and a few minutes walk away is a handy parade of shops and the superb Seacroft Championship Golf Links. Next to house is a public sandy footpath directly over the dunes and onto the beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Continue straight on at the traffic lights and the proceed along the road which continues into Seacroft Drive. At the end of the road turn left into Seacroft Square and then turn left onto Drummond Road (Seacroft Golf Club in front of you). Take the fourth road on the right hand side into Derby Avenue and the house can be found at the bottom.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Driveway, Off Street, Garage, and 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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Ramped access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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.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 approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Derby Avenue, Skegness, PE25



APPROX. GROSS INTERNAL FLOOR AREA 2826 SQ FT 262.5 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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lovelle

01754 769769

skegness@lovelle.co.uk

