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67 Beacon Way, Skegness, PE25 1HJ



3



2



2

£350,000

When it comes to  
property it must be

  
**lovelle**



£350,000

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### Key Features

- Immaculate, Versatile, Spacious Dormer Bungalow
- Stunning Open Plan Kitchen/Dining/Living Room
- Three Good Sized Double Bedrooms
- Garden Studio/Home Office
- Reception Hallway & Utility Room
- Driveway and Garage
- EPC rating C
- Tenure: Freehold







Absolutely stunning dormer bungalow! Beautifully presented with fantastic, high quality fittings throughout! The accommodation comprises; large master bedroom with en-suite bathroom to the first floor, downstairs there is a reception hallway/study, two double bedrooms, wet room, utility room, open plan lounge/kitchen/diner with double glazing and underfloor heating. Lovely plot with driveway with space to park numerous cars including larger vehicles like motorhome/caravan etc, 22' long garage and enclosed rear garden plus HOBBIES ROOM/ANNEXE ROOM with WC which in the agent's opinion is a hugely versatile room that could offer annexe accommodation or an entertaining space/'man cave', games room, gym, home office etc!

### Reception Hallway/Study

5.08m x 2.95m (16'8" x 9'8")

With UPVC front entrance door, ceramic tiled floor and oak doors leading off (being fire doors with acoustic seals), downlights to ceiling, UPVC window, oak staircase leading to the master bedroom. Large space, currently used as a study but in the agent's opinion could be a further sitting room/play room/hobbies room etc depending upon requirements.

### Open Plan Living/Dining/Kitchen

7.59m x 5.54m (24'11" x 18'2")

This stunning open plan living space has a stylish kitchen fitted with base and wall cupboards with integral appliances to include Bosch oven and microwave, an induction hob with stainless steel and glass chimney hood above, integrated dishwasher and fridge freezer, inset 1 & 1/4 bowl stainless steel sink unit with mixer tap over, work surface with tiled splashbacks. There is a tiled floor throughout and a vaulted ceiling with two triple glazed skylight windows, modern inset gas 'log fire' and chimney breast with feature multi - coloured backlighting, UPVC window, UPVC full height screens and French doors leading to the rear.

### Utility Room

2.95m x 1.78m (9'8" x 5'10")

With base and wall units, roll edge worksurfaces with tiled splashbacks, inset stainless steel sink unit, space for washing machine and dryer, wall mounted gas central heating boiler, door to cloaks/store with central heating manifold electric consumer unit, door to;

### Wet Room

2.92m x 1.73m (9'7" x 5'8")

Beautifully fitted with a shower area with shower, extractor, suite of furniture with bidet, WC with concealed cistern, hand basin, chrome vertical towel radiator, tiled walls with listel border and tiled floor to match, opaque UPVC window.

### Bedroom Two

3.56m x 3.56m (11'8" x 11'8")

With tiled floor, UPVC window to the front aspect, coving to ceiling.

### Bedroom Three

3.56m x 3.56m (11'8" x 11'8")

With UPVC window to the front aspect, tiled floor, coving to ceiling.



## Landing

With low level LED lighting, built in cupboard, triple glazed skylight, access to roof space, doors to bedroom and;

## Walk in Store

2.03m x 1.88m (6'8" x 6'2")

With hanging rails and sloping ceiling, built in cupboard, isolation switch for mains electric.

## Master Bedroom

4.9m x 4.3m (16'1" x 14'1")

Very generous sized room offering a retreat of tranquillity, boasting an ensuite for added convenience, TV aerial point, two UPVC windows to the front elevation, radiator.

## En-Suite Bath & Shower Room

3.45m x 2.24m (11'4" x 7'4")

Beautifully fitted with a bath tub with centre taps, wall hung hand basin with drawer, large tiled walk in shower with drying area, WC, extractor, illuminated mirror, triple glazed skylight window, chrome vertical towel radiator and polished wood style flooring.

## Outside - Front & Side

To the front the garden is lawned with kerb edging, a laurel hedge and ornamental trees. An ample granite chip drive and tuning/parking bay leads down the side of the property to double vehicle gates which lead to a block paved parking or seating area and which leads to the garage.

## Garage

6.7m x 2.99m (22'0" x 9'10")

With up and over vehicle door, power.

## Outside Rear

A path with lighting leads to the south and west side of the garage where there are private paved sitting areas ideal for sunbathing, shed, greenhouses etc. In between the hobby room and rear of the property is a garden laid to lawn.

## Hobby Room/Gym/Annexe Room

5.77m x 4.9m (18'11" x 16'1")

With UPVC entrance door, UPVC window, laminate flooring, TV and internet point, ample power points, worktop with double base cupboards concealing a water boiler, electric fuses, separate WC with toilet and hand basin.

## 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

Beacon Park is an estate of mainly bungalows located towards the edge of the town. Handy for amenities as there are regular bus services and pubs/restaurants, doctors surgery, chemist, primary, secondary schools, supermarkets, Post Office and other shops all within a mile. The town centre and the golden sandy beach are approximately 1.5 miles away.

## Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Turn right opposite the petrol station onto Churchill Avenue, turn first left onto Beacon Park Drive. At the end of the road turn right onto Beacon Way and the property can be found on the left hand side.

## 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.

<https://moverly.com/properties/2JfTurLUxr8UDCWLzAP8zo/view#property>

## Material Information Data

Council tax band: D

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 and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good

Parking: Garage, Driveway, Private, and On Street

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  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
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 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

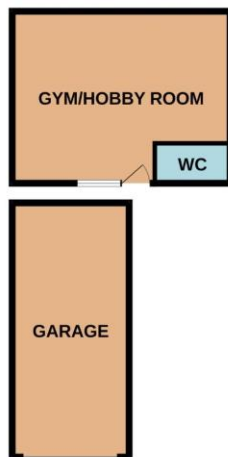
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST 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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