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11 Derby Avenue, Skegness, PE25 3DH



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£294,000

When it comes to
property it must be


lovelle



£294,000



Key Features

- Spacious Semi Detached Period Home
- Four Double Bedrooms
- Full of Character and Retaining Many Period Features
- Lounge, Sitting Room, Snug & Conservatory
- Downstairs WC & Upstairs Four Piece Bathroom
- Kitchen, Utility Room and Bar
- EPC rating D
- Tenure: Freehold





Beautiful, spacious home CLOSE TO THE BEACH! Fantastic location with access onto the Nature Reserve and beach at the end of the road and a handy parade of shops and bus stop just around the corner. The superb accommodation comprises; hallway with beautiful return staircase and pretty leaded and stained glass door, lounge with bay window, sitting room with doors onto veranda, snug, downstairs wc, kitchen, utility room, bar, conservatory/dining room with four double bedrooms and four piece family bathroom. Well maintained throughout with many period features that enhance this home, including; high ceilings, numerous fireplaces, veranda, decorative mouldings, ceiling roses and stained and leaded glass! The property also boasts a good size, attractive rear garden but laid in a lower maintenance style that suits busy families/lives. Located in the popular Seacroft area of Skegness you have local amenities, shops, take-aways, pubs/restaurants and a bus stop all within a few hundred metres, direct access at the end of your road onto the beach, the superb Seacroft Golf Club yet also only a mile to the town centre and train station!

Entrance Hall

Having a feature wood panelled and stained-glass entrance door with matching stained-glass side screens and top light over, decorative coving and decorative mouldings, radiator with cover, wood effect vinyl floor covering, telephone point, large walk-in storage cupboard under stairs with shelving and light, stairs to the first floor, doors to;

Sitting Room

3.73m x 3.73m (12'2" x 12'2")

Having a feature period style cast iron fireplace and hearth with ornamental fire surround and mantel, antique style radiator, wood effect vinyl flooring, coving to the ceiling and ceiling rose with ceiling light point, UPVC window to the side aspect with feature leaded stained glass to the top and UPVC double glazed French doors lead onto the front veranda.

Lounge

5.74m x 3.73m (18'10" x 12'2")

Having a feature period style cast-iron fireplace and hearth incorporating cast iron wood burner with tiled cheeks, radiator, picture hanging rail, coving to ceiling, UPVC bay window and ceiling rose, decorative mouldings.

Inner Lobby

Providing access to the cloakroom, utility room and snug.

WC

Being tiled with a pedestal wash basin and mixer tap, close coupled WC, tiled floor and walls, extractor fan, chrome heated towel rail and ceiling spotlights.

Utility Room

2.9m x 1.98m (9'6" x 6'6")

Having space and plumbing for automatic washing machine and tumble dryer, fitted shelving, vinyl floor covering and wall mounted gas central heating combination boiler (replace 2017) inside tall cupboard, ladder style radiator, UPVC window to the rear aspect, connecting door leads into the conservatory if required.

Snug

4.47m x 3.73m (14'8" x 12'2")

With a feature recessed tiled fireplace and hearth incorporating cast iron wood burner with feature beam over, wood grain effect cushioned vinyl floor covering, built-in storage cupboards, fitted shelving and further cupboards incorporating radiator cover, picture hanging rail and ceiling rose with ceiling light point. Open plan archways lead into the kitchen and conservatory/dining room.

Conservatory/Dining Room

4.52m x 3.61m (14'10" x 11'10")

With a brick base and UPVC sealed unit double glazed with radiator, wood effect cushioned vinyl floor covering, UPVC double glazed side entrance door, access door to utility room and UPVC double glazed French doors to garden with connecting doorway into kitchen.

Kitchen

4.47m x 2.34m (14'8" x 7'8")

With one and a half bowl sink unit and mixer tap set into roll edge work surfaces, extending to provide fitted base cupboards under together with plumbing for dishwasher with further range of matching base cupboards. Further work surfaces with inset, five burner stainless steel gas hob and canopy extractor hood over, tiled splash backs to work surfaces, tiled floor, adjacent three-quarter height unit incorporating a double oven and grill with adjacent matching storage cupboard, 2 ceiling light points with open doorway to the snug, conservatory and bar area.

Bar

2.97m x 2.49m (9'8" x 8'2")

With ceiling spotlights and a UPVC double glazed rear entrance door. With the addition of a door could give the privacy of a further room, ideal if a study is required.

Stairs and Landing

With a return staircase and split-level landing with ceiling light point, doors to;

Bedroom One

3.73m x 3.73m (12'2" x 12'2")

(maximum dimensions) With radiator, wall and ceiling lights, UPVC window to the front aspect.

Bedroom Two

3.76m x 3.76m (12'4" x 12'4")

(maximum dimensions) A double bedroom currently used as a dressing room. Fitted with wardrobes and dressing table, UPVC window to the front aspect.

Bedroom Three

3.76m x 3.73m (12'4" x 12'2")

(maximum dimensions) With radiator, original ornamental cast iron fireplace and matching cast iron surround, ceiling light point, UPVC window to the rear aspect.

Bedroom Four

3.73m x 3m (12'2" x 9'10")

With radiator, ceiling rose with ceiling light, UPVC window to the rear aspect.

Family Bathroom

With a four piece white bathroom suite comprising panelled bath with mixer tap/shower attachment, double sized walk-in shower cubicle with mixer shower therein, pedestal wash basin, close coupled WC, electric shaver point, slate effect tiled flooring with under floor heating, access to the roof space, coving to ceiling, ceiling spotlights and ceiling light point. Vertical radiator, half tiled walls and two UPVC windows to the side aspect.



Outside

The property is approached over a gated low maintenance attractive block paved frontage with several bushes and shrubs set to the border with a tiled veranda/seating area with doors leading into the snug. By dropping the curb you could use this block paved frontage as a driveway. A side path leads to the main entrance door with a further lockable gated access into the rear garden. The rear gardens have been laid for low maintenance in a courtyard style, partly blocked paved and leading to an area of artificial lawn with paved patio/seating with gravelled and slate shipped border.

Services

The property has gas central heating, mains sewerage, mains water and electric. 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. At the end of the road there is a public sandy footpath directly over the dunes and onto the nature reserve and 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 property will be found on the left hand side.

NB

Whilst the property benefits from feature two wood burner, the seller believes they may need to be lined in order to be fully used.

Material Information Link

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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: C
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 Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: 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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

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.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

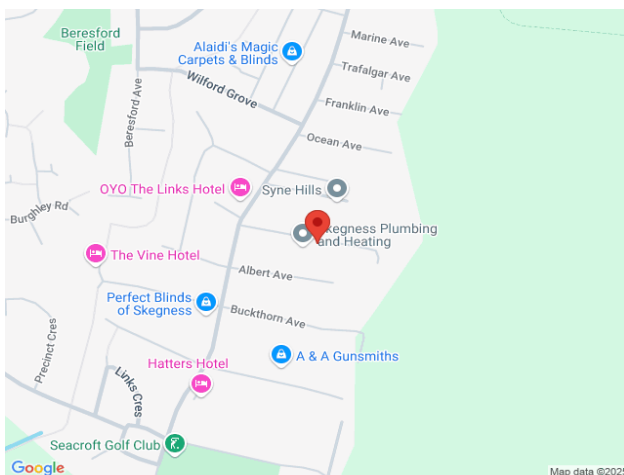
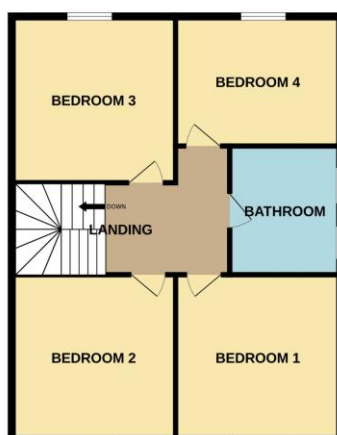
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GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

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