

Buy. Sell. Rent. Let.



11 Jonathan Drive, Winthorpe, PE25 1RR



£275,000

When it comes to
property it must be


lovelle



£275,000



Key Features

- Immaculate Throughout
- Pleasant, Quiet Cul-de-sac Location
- Block Paved Driveway
- Lounge with Feature Fireplace
- En-Suite Shower Room to Master Bedroom with Fitted Wardrobes
- Two Further Double Bedrooms
- Modern Family Bathroom
- Modern Kitchen & Utility Room
- Studio/Study
- EPC rating A
- Tenure: Freehold





Immaculately presented detached bungalow in quiet cul de sac location yet within a mile of the beach and amenities! This stunning property comprises; handy entrance porch, spacious hallway, lounge with feature fireplace, modern kitchen and utility room, dining room/third double bedroom, family bathroom, master bedroom with fitted wardrobes and en-suite shower room, further double bedroom, the garage has been divided so the front section is a useful storage area and the back has been turned into a studio/study, ideal for working from home or as a hobbies room! This modern home offers gas central heating, uPVC double glazing and solar panels to reduce your energy bills! Neat, enclosed rear garden that is not overlooked also has a relaxing hot tub included in the sale! Block paved driveway provides off road car parking for two cars. Lovely position for this beautifully presented bungalow!

Porch

Entered via UPVC door, UPVC door leads to;

Hall

With radiator, loft access (part boarded and light), storage cupboard.

Lounge

4.61m x 5.62m (15'1" x 18'5")

With UPVC window to the front aspect, radiator, electric "floating" fire and tiled fire place.

Dining/Room/Bedroom Three

3.7m x 2.51m (12'1" x 8'2")

With UPVC French doors to the rear garden, radiator, laminate flooring.

Kitchen

3.57m x 3.41m (11'8" x 11'2")

(L shaped room, maximum dimension) With UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel 1 and 1/2 bowl sink, breakfast bar, space for tall fridge freezer, space and plumbing for dishwasher, vinyl flooring, space for range style cooker with extractor over, spotlights, door to;

Utility Room

1.81m x 1.57m (5'11" x 5'2")

Glazed UPVC door to side aspect, storage cupboard, radiator, vinyl flooring, cupboard with worksurface over, space beneath for washing machine and tumble dryer, door to;

Studio/Study

2m x 2.65m (6'7" x 8'8")

Plastered and decorated, with UPVC window to the side aspect, radiator, spotlights, door to the garage, vinyl flooring, power point.

Bedroom One

2.64m x 7.85m (8'8" x 25'10")

(minimum dimensions to wardrobe) With UPVC window to the rear aspect, radiator, fitted mirrored wardrobes, door to;

Ensuite

1.69m x 1.49m (5'6" x 4'11")

With UPVC window to the side aspect, low level WC, wash hand basin, large walk in shower cubicle, spotlights, tiled walls, vinyl flooring.

Bedroom Two

2.71m x 2.7m (8'11" x 8'11")

With UPVC window to the front aspect, radiator, laminate flooring.

Bathroom

2.08m x 1.68m (6'10" x 5'6")

With UPVC window to the side aspect, back to wall WC, wash hand basin inset to vanity unit, double end bath with mixer tap/shower attachment, tiled walls, ladder radiator, vinyl flooring,, extractor fan.

Outside

To the front of the property is a garden laid to gravel and double width block paved driveway. Gated side access opens to the rear garden which is laid to patio and lawn, there is a hot tub (four person), gravelled area, plants and trees, plus two sheds. The garden is enclosed by fencing..

Services

The property has gas central heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. The solar panels are under the rent a roof scheme. 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

Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

Directions

From our office on Roman Bank proceed north on Roman Bank (A52) for approximately 1.5 miles and turn left onto Church Lane. Follow for approximately 1/2 a mile take the turn for Martin Way on the right hand side. The turning for Jonathan Drive will be found on the left and the property its self is situated on the left marked by our for sale board..

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: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good
Parking: Driveway and Garage
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: 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.

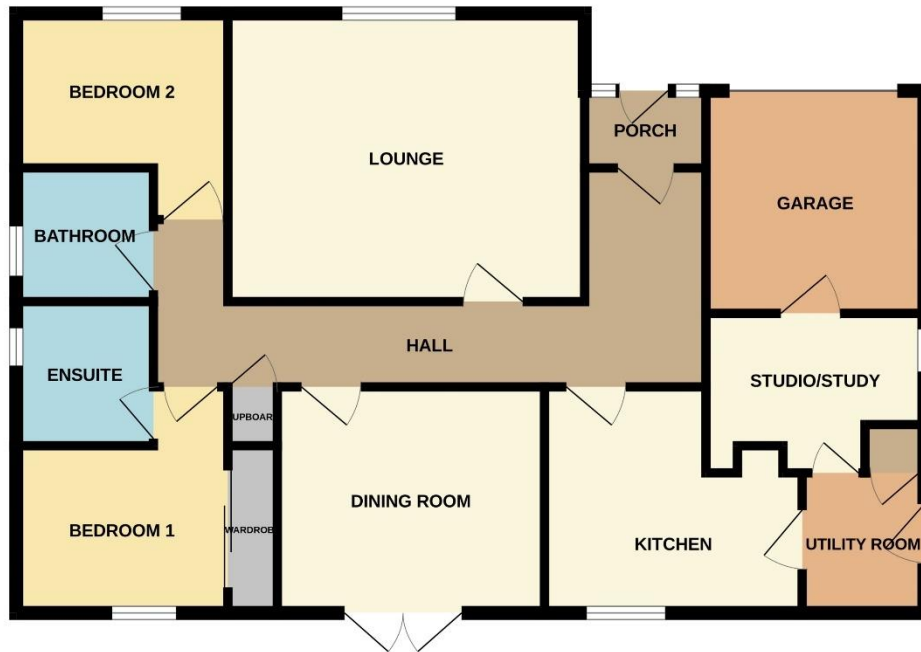
Energy Performance Certificate

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.

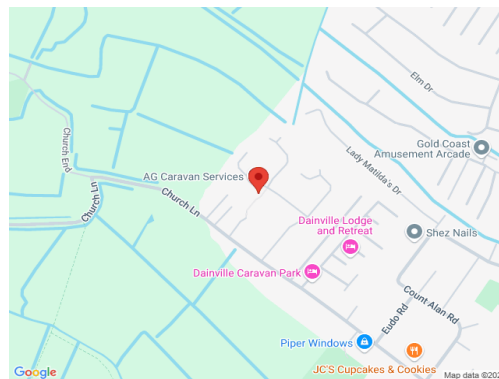
Agents Notes

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GROUND FLOOR



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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