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16 Sunningdale Drive, Skegness, PE25 1BB



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Offer over £275,000

When it comes to  
property it must be

  
lovelle





Offers over £275,000



### Key Features

- Beautifully Presented & Improved Four Bedroom House
- Popular Residential Area & Close to the Beach
- Oak Flooring in the Hall and through to the 19" Breakfast Kitchen
- Downstairs WC and Luxury Four Piece Bathroom
- 18' Lounge & 20' Dining/Sitting Room
- New Roof, Gutterings & Soffits 2022
- EPC rating TBC
- Tenure: Freehold









A fantastic upgraded four bedroom detached house in a pleasant residential location with garage and enclosed rear garden, great location within 1/4 of a mile of the beach and 1/2 a mile of the town centre! Local pubs, restaurants, take-aways also just around the corner. The accommodation comprises; porch, spacious hallway, downstairs WC, well equipped kitchen open plan to large dining/family/sitting room, lounge with log burner, four bedrooms and luxury bathroom. Lots of character features including bay windows and picture rails with gas central heating (new boiler 2018) UPVC double glazing, new roof 2022, new soffits, fascias and guttering 2022.

### Entrance Porch

With modern composite entrance door and UPVC side screens, feature flooring and an inner UPVC double glazed door and side screen to the;

### Hallway

With oak flooring, radiator, stairs leading off to the first floor, modern feature doors leading off to the kitchen and;

### Lounge

5.46m x 3.68m (17'11" x 12'1")

With UPVC walk in square bay window to the front aspect with blinds, radiator, tiled recess with log burner stove with rustic oak effect beam above, picture rail, modern glazed French doors leading to the;

### Dining/Sitting/Family Room

6.05m x 3.33m (19'10" x 10'11")

A really lovely area of the house ideal for entertaining/family time, allowing a great space to sit, relax, dine, cook, chat and flows beautifully out to the garden and the lounge too if required! With oak style laminate flooring, radiator, UPVC French doors to the garden, coving to ceiling and being open plan to;

### Breakfast Kitchen

6.02m x 3.2m (19'10" x 10'6")

With oak flooring following through from the hall and being beautifully fitted with lovely cherry doored base and wall cupboards with glazed panels and chrome handles, integrated electric double oven, 5 ring gas hob with modern extractor hood above, and stainless steel pan drawers below, integrated microwave, Neff warming drawer, glass breakfast bar with feature lighting over, pop up plug sockets with USB ports, Samsung dishwasher, space for American style refrigerator, larder units, inset stainless steel 1 & 1/4 bowl sink with chefs tap over, vertical radiator, spotlights, UPVC window overlooking the rear garden with blinds UPVC side windows and UPVC door to the the driveway.

### WC

With tiled floor, toilet and wash hand basin unit, opaque UPVC window, built in cupboard housing the electric fuses, fitted shelving, spotlight to ceiling.

### First Floor Landing

With opaque UPVC window to the side aspect, access to the roof space with drop down ladder (light, part boarded, central heating boiler), picture rail, doors to;

## Bedroom One

4.52m x 3.38m (14'10" x 11'1")

With walk in UPVC square bay window to the front aspect, with vertical blinds, radiator, freestanding wardrobes, picture rail.

## Bedroom Two

3.96m x 3.35m (13'0" x 11'0")

With UPVC window to the rear aspect with blinds, radiator, freestanding wardrobe, picture rail, laminate flooring.

## Bedroom Three

2.34m x 2.49m (7'8" x 8'2")

With UPVC window to the front aspect with vertical blinds, radiator, picture rail.

## Bedroom Four

2.74m x 1.6m (9'0" x 5'2")

With two UPVC windows to the side aspect, radiator.

## Bath & Shower Room

3.23m x 3.12m (10'7" x 10'2")

Stylishly fitted with a large oval double ended bath tub with waterfall tap and shower attachment, large enclosure with drench shower head and body jets, twin wash hand basins within vanity unit, low level WC, chrome vertical towel radiator, Travertine marble tiling to the floor, shower area and half walls tiled, spotlights, UPVC window with blind.

## Outside

To the front is a lawned garden with hedge and a wide concrete drive leads via double gates to the rear with exterior lighting around, and leads to the garage. There is an EV charger to the front. The rear garden includes lawn, garden borders and three new (2020) sun decks with perimeter lighting enclosed by fencing.

## Attached Utility Room

1.17m x 1.07m (3'10" x 3'6")

With plumbing for washing machine and space for tumble dryer, light, accessed by UPVC door from the driveway next to the back door off the kitchen.

## Garage/Workshop

6.1m x 2.49m (20'0" x 8'2")

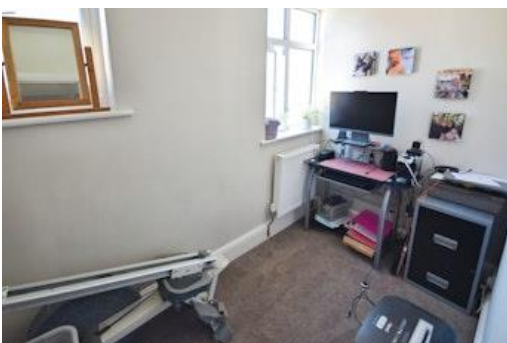
Of sectional concrete construction, with timber decorative cladding, with up and over door to the driveway, side door and window into the rear garden, power and light.

## NB

All carpets, floor coverings, light fittings and blinds are included in the sale.

## 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 in a pleasant residential location within 1/4 of a mile of the beach and 1/2 a mile of the town centre! Local pubs, restaurants, take-aways also just around the corner.

### Directions

From our office on Roman Bank proceed north and turn right onto Scarborough Avenue. At the Church turn left onto Lumley Avenue. At the end of the road turn left then almost immediately right onto Sunningdale Drive and the house can be found on the right 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/BkzuxkHvLn8FdSvdmQgCo6/view#property>

### 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 - Great, Vodafone - Good, Three - Great, EE - Great

Parking: Driveway, Garage, and Off 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: 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.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

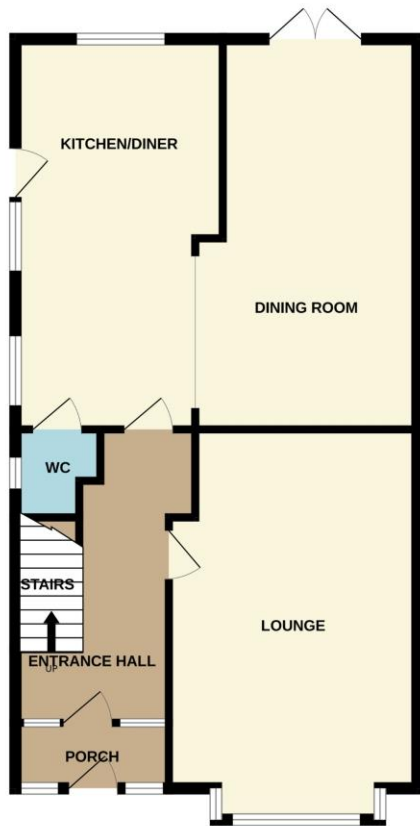
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.



GROUND FLOOR



1ST FLOOR

