

Buy. Sell. Rent. Let.



4 Burghley Road, Skegness, PE25 3NJ



£268,000

When it comes to  
property it must be

  
**lovelle**



£268,000



### Key Features

- Immaculate, Extended Detached Home
- Popular, Sought After Seacroft Location
- High Quality, Modern Kitchen Open Plan to Dining/Sun Room
- Lounge with Integral Fireplace & Media Wall
- Three Bedrooms & Family Bathroom & Separate WC
- Downstairs 4th Bedroom/Study/Playroom/Hobbies Room
- EPC rating C
- Tenure: Freehold





Fantastic, sought after, Seacroft location within 100m of pretty tree lined Vine Walk and 500m of the BEACH! Immaculate, extended and improved accommodation comprising; lounge with integral fireplace and media wall, open plan living/dining/kitchen, a stunning room with insulated roof, views over your attractive landscaped but easily maintained rear garden and fitted with high quality, modern kitchen, downstairs fourth double bedroom/study/playroom/hobbies room, first floor modern bathroom, separate wc, two double bedrooms and third single bedroom. This lovely home has gas central heating and UPVC double glazing. Block paved frontage provides off road parking for several cars and the landscaped, enclosed but easy to maintain rear garden offers a pleasant seating and entertaining area. The position is really second to none. This popular area is close to the tree lined Vine Walk which leads to The Vine pub/restaurant/hotel with attractive beer gardens and the Beresford Playing Fields ideal for walks and for children to play. The beach is also only 500m from the house and offers miles of golden, sandy beach to explore. The town centre, railway station, supermarkets and primary school are also less than a mile away too. The best of both worlds; a quiet, pleasant area within easy reach of amenities!

## Hall

Entered via modern composite door with doors to lounge and;

## Bedroom Four/Further Reception Room

4.88m x 2.49m (16'0" x 8'2")

With UPVC window to the front aspect, radiator, fitted wardrobes.

## Lounge

6.17m x 3.78m (20'2" x 12'5")

With stairs to the first floor, radiator, UPVC window to the front aspect, media wall with inset modern electric fire, French doors to;

## Open Plan Living/Kitchen/Diner

6.1m x 4.67m (20'0" x 15'4")

Fantastic addition to this lovely home. With insulated roof, skylights and UPVC windows overlooking the rear garden and French doors opening to the garden, two radiators, tiled flooring. The fitted kitchen is high quality and comprises; base and wall cupboards, pull out larder cupboards, granite work surfaces, integrated dishwasher, integrated washing machine, integrated microwave, integrated oven, integrated 5-ring gas hob with modern automatic extractor hood over, space for American style fridge-freezer, curved island with granite work surface and integral breakfast bar, inset sink and integrated wine cooler. Lovely versatile space with room for dining table and seating area for family time, to relax or entertain.

## Landing

With loft access, large storage cupboard, doors to;

## WC

Fitted with modern wc, wash hand basin inset to vanity unit, UPVC window to the rear aspect, tiled walls and floor, radiator.

## Bathroom

Fitted with modern suite comprising; p-shaped bath with shower over, wash hand basin inset to vanity unit, UPVC window to the rear aspect, tiled walls and floor, ladder style radiator.

## Bedroom One

3.91m x 3.07m (12'10" x 10'1")

With UPVC window to the front aspect, radiator, good array of fitted furniture and wardrobes, recess for double bed and headboard with integral lighting, top boxes over.

## Bedroom Two

4.01m x 2.59m (13'2" x 8'6")

UPVC window to the front aspect, radiator, storage cupboards over the stair bulkhead.

## Bedroom Three

3.16m x 2.2m (10'5" x 7'2")

With UPVC window to the rear aspect, radiator.

## Outside

To the front is a block paved and gravelled frontage providing off road car parking for three cars. gated access leads to the low maintenance, enclosed rear garden which comprises patio and artificial grass, decking with pergola over and fitted concrete seating area plus good size storage shed.

## 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

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## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights (past tesco's and the primary school) and follow around the bends and Burghley Road can be found off to 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. [4 Burghley Road, PE25 3NJ - Property details - Moverly](#)





## Material Information Data

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Off Street, 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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

## 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.

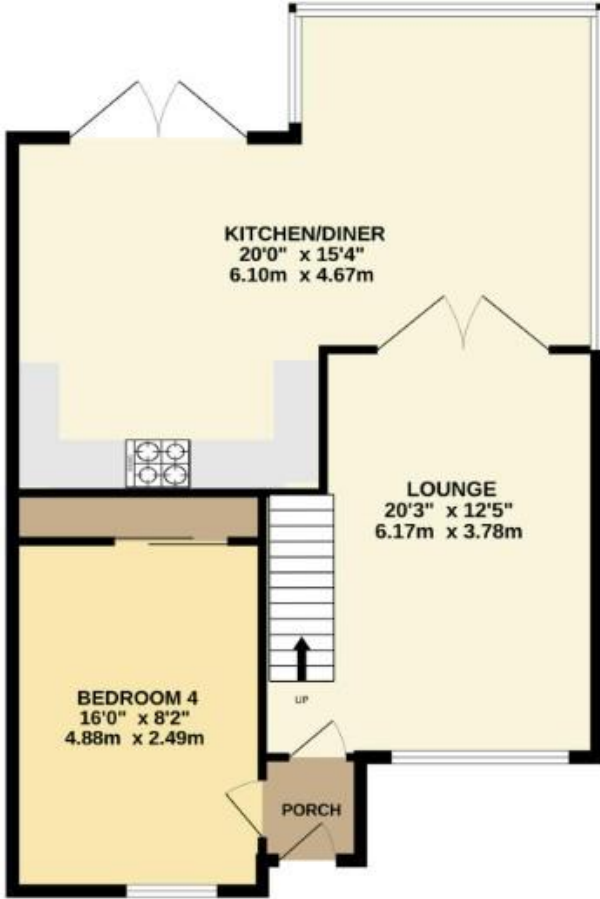
## Agents Notes

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

GROUND FLOOR



1ST FLOOR



When it comes to **property**  
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**lovelle**

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