

Buy. Sell. Rent. Let.



33 Alghitha Road, Skegness, PE25 2AJ



5



2



3

Offers over £250,000

When it comes to
property it must be


lovelle



Offers over £250,000

 5
  2
  3

- Key Features**
- Impressive Period Semi-Detached House
 - NO ONWARD CHAIN!
 - Block Paved Driveway/Frontage
 - Large Family Room Plus Lounge & Dining Room

- Modern Kitchen & Utility Room
- Downstairs Shower Room & Upstairs Bathroom
- EPC rating C
- Tenure: Freehold





RENOVATED, SPACIOUS HOME WITH NO ONWARD CHAIN! This beautiful home has been lovingly renovated by the current owner in 2016 including all new plaster work, UPVC windows, plumbing, wiring, bathrooms, kitchen, decor etc. Not only is this property extremely well presented but well laid out with great size rooms and accommodation that comprises; entrance hallway, large family room (the current owners run their business from this room and have applied for planning to change the property back to full residential from it's current mixed residential and commercial status. If a potential buyer wished to continue to run a business from the premises please enquire asap as the owner's could revoke their planning application and retain the mixed use), lounge, dining room, kitchen, utility room, rear porch/boot room, downstairs shower room, upstairs there is a good size family bathroom and five bedrooms! The property has UPVC double glazing (fitted 2016) and gas central heating (fitted 2016) plus block paved off road car parking and good size, enclosed rear garden. Great position close to town centre and the park/Tower Gardens (both within 200 metres) and the beach is also only 500 metres away!

Entrance Hall

Entered via composite front door with stairs to the first floor, under stairs storage cupboard, doors to;

Family Room

7.35m x 4.27m (24'1" x 14'0")

Lovely large room, wonderfully light with UPVC bay window to the front aspect, UPVC glazed door to the side aspect and three further UPVC windows, two radiators, doors to the hall and kitchen. The current owners run their business from this room and have applied for planning to change the property back to full residential from it's current mixed residential and commercial status. If a potential buyer wished to continue to run a business from the premises please enquire asap as the owner's could revoke their planning application and retain the mixed use.

Lounge

4.19m x 3.92m (13'8" x 12'11")

With UPVC bay window to the front aspect, radiator, picture rail, attractive coving.

Dining Room

3.46m x 3.31m (11'5" x 10'11")

With UPVC window, radiator.

Kitchen

4.67m x 3.33m (15'4" x 10'11")

Fitted with base and wall cupboards, work surfaces inset with ceramic sink, integrated fridge freezer, integrated electric oven, integrated gas hob with extractor over, integrated dishwasher, spotlights, tiled floor, radiator, two UPVC windows to the rear aspect, UPVC door to rear porch/boot room and open doorway to;

Utility Room

2.44m x 1.49m (8'0" x 4'11")

With radiator, tiled floor, space and plumbing for washing machine plus further tall appliance, door to;

Shower Room

2.44m x 1.32m (8'0" x 4'4")

With UPVC window to the rear aspect, tiled walls and floor, pedestal wash hand basin, low level wc, shower cubicle.

Rear Porch/Boot Room

3.33m x 2.23m (10'11" x 7'4")

With UPVC roof and UPVC window and door to the rear garden, with power, ideal area for further appliances if needed and muddy boots/paws when been on the beach! Door with steps down lead to the cellar (whole of the house, restricted height).

Landing

Split level with cupboard housing gas central heating boiler (fitted 2016), UPVC window and 'reading nook' or small study area, loft access with drop down ladder, doors to;

Bedroom One

4.25m x 3.94m (13'11" x 12'11")

With UPVC windows to the front and side aspects, two radiators.

Bedroom Two

4.25m x 3.3m (13'11" x 10'10")

With UPVC window to the rear aspect, radiator.

Bedroom Three

3.92m x 3.46m (12'11" x 11'5")

With UPVC window to the front aspect, radiator.

Bedroom Four

3.46m x 3.34m (11'5" x 11'0")

With UPVC window to the rear aspect, radiator.

Bedroom Five

2.83m x 1.94m (9'4" x 6'5")

With UPVC window to the front aspect, radiator.

Family Bathroom

3.08m x 2m (10'1" x 6'7")

With two UPVC windows to the rear aspect, radiator and ladder style radiator, shower cubicle, separate bath, pedestal wash hand basin, low level wc, tiled walls and floor, spotlights and extractor fan.

Outside

The frontage is block paved to provide off road parking/driveway for three cars. Gated side access leads to the rear garden which is laid to attractive patio area, lawn and planted borders, enclosed by fencing and walling. Despite the property's handy position near to the town and beach the rear garden offers in the agent's opinion a good degree of privacy.

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

Great position close to town centre and the park/Tower Gardens (both within 200 metres) and the beach is also only 500 metres away!

Directions

From our offices on Roman Bank turn down Algitha Road (almost opposite our office). Continue over Lumley Avenue and the house can be found on the right hand side 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. [33 Algitha Road, PE25 2AJ - Property details - Properties - Moverlyt.](#)

Material Information Data

Council tax band:

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply:

Solar Panels:

Other electricity sources:

Water supply:

Sewerage: Mains

Heating:

Heating features:

Broadband: FTTP

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

Parking:

Building safety issues:

Restrictions - Listed Building:

Restrictions - Conservation Area:

Restrictions - Tree Preservation Orders:

Public right of way:

Long-term area flood risk:

Coastal erosion risk:

Planning permission issues:

Accessibility and adaptations:

Coal mining area:

Non-coal mining area:

Energy Performance rating:

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

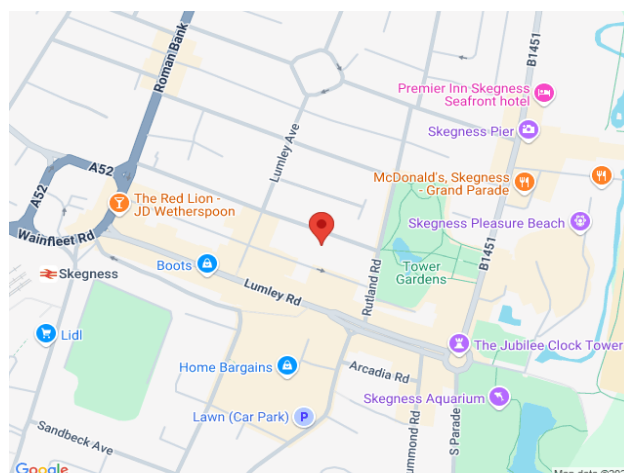
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment. 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

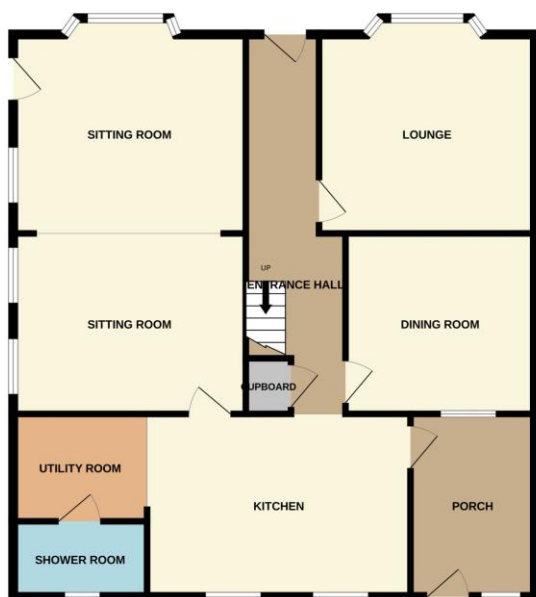
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

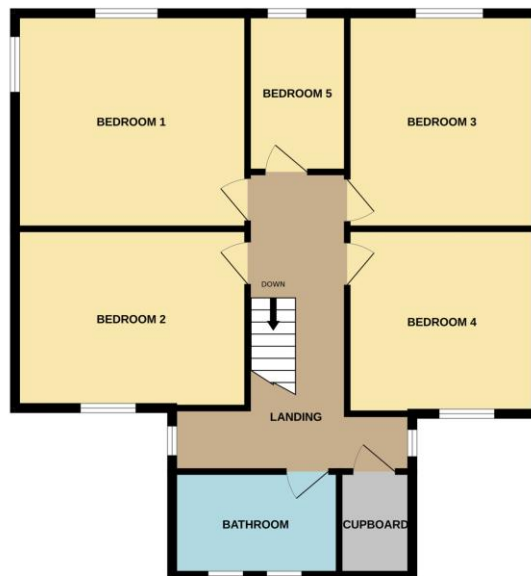
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not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



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.
Made with Metroplan ©2025

When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk