

Buy. Sell. Rent. Let.



11 Barnes Road, Skegness, PE25 2PR



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£140,000

When it comes to  
property it must be

  
**lovelle**





£140,000

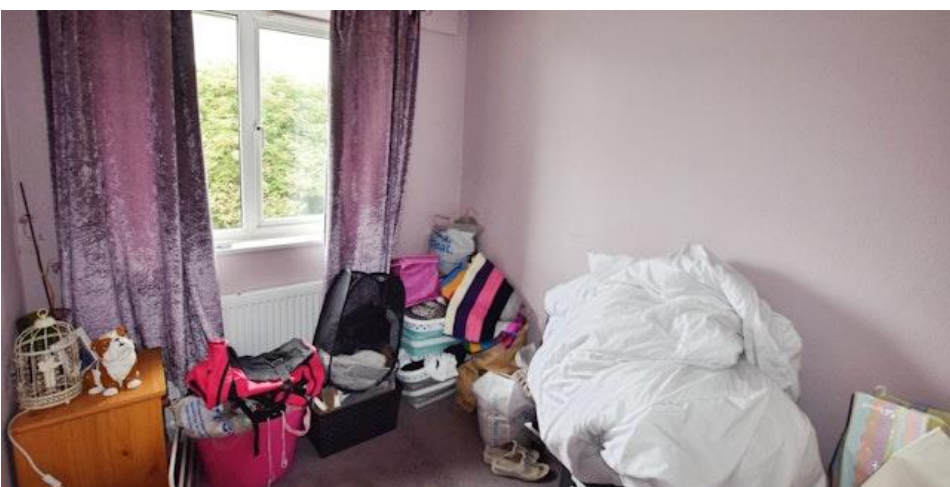
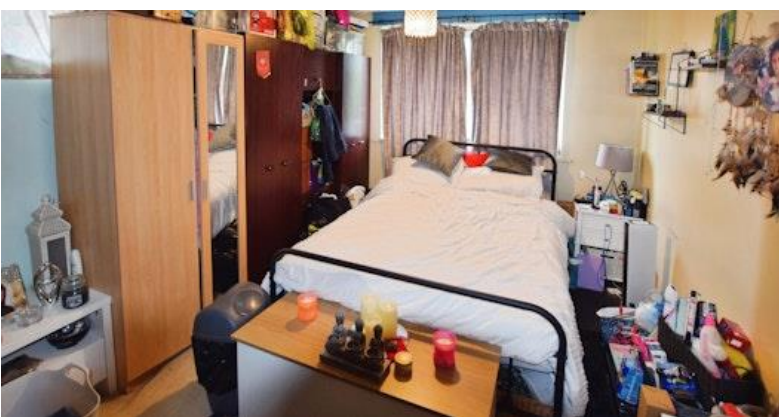


### Key Features

- Semi Detached House
- NO ONWARD CHAIN
- Three Bedrooms
- Kitchen/Diner

- Good Sized Garden
- Off Road Parking to Front
- EPC rating C
- Tenure: Freehold







A three-bedroom semi detached house in a handy part of town near to pubs, schools, supermarket, Post Office, doctors, the golden sandy beach, the town centre and train station are just over a mile. Accommodation comprises of Kitchen/Diner, Lounge, downstairs WC, three bedrooms and shower room. With good sized garden to the rear and gravelled off road parking for a few of cars.

### Entrance

Entered via a UPVC front door into hall, with radiator, stairs to first floor with stair lift, cupboard for services, doors to;

### WC

With UPVC window to the front aspect, low level WC, wash hand basin.

### Kitchen

3.42m x 4.96m (11'2" x 16'4")

With UPVC windows to the front and side aspects, door to the side aspect, fitted with a range of base and wall cupboards, with worktops over, inset stainless steel twin bowl sink, integrated double oven with electric hob with extractor over, space for washing machine, Vaillant boiler, radiator.

### Lounge

5.17m x 3.03m (17'0" x 9'11")

With UPVC window and door to the rear garden, feature fire with wooden surround, radiator.

### Landing

With loft hatch and doors to;

### Bedroom One

2.99m x 3.96m (9'10" x 13'0")

With UPVC windows to the rear and side aspects, radiator.

### Bedroom Two

3.24m x 2.91m (10'7" x 9'6")

With UPVC window to the front aspect, with a further high window to the side, radiator, fitted cupboards fitted to recess.

### Bedroom Three

2.1m x 3.03m (6'11" x 9'11")

With UPVC window to the rear aspect, radiator.

### Shower Room

2.18m x 1.66m (7'2" x 5'4")

With UPVC window to the front aspect, low level WC, pedestal wash hand basin, walk in shower cubicle with an electric shower, glass screen, radiator.

### Outside

To the front of the property it is laid to concrete and gravel providing parking for a few of cars and enclosed by low fencing, there is a side access. The large rear garden has decking and a shed and is enclosed by fencing.

### 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

Handy position with pubs, schools, supermarket, Post Office, doctors The golden sandy beach, the town centre and train station are just over a mile.

### Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Go past the petrol station and turn left onto Lyndhurst Avenue take the second turn on the right into Barnes Road and the property will be found on the left hand side marked by our for sale board.

### 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.

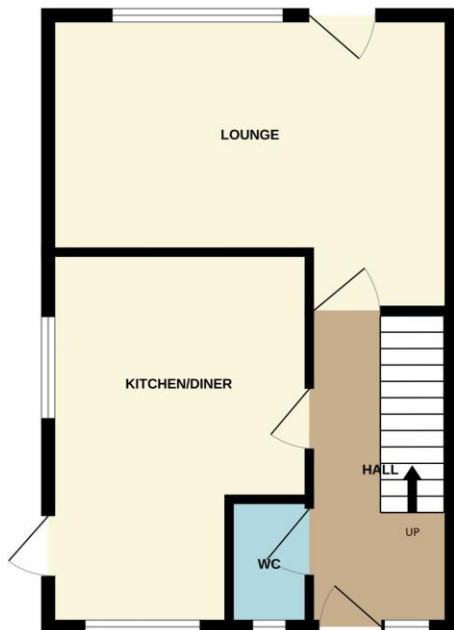
### Energy Performance Certificate

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.

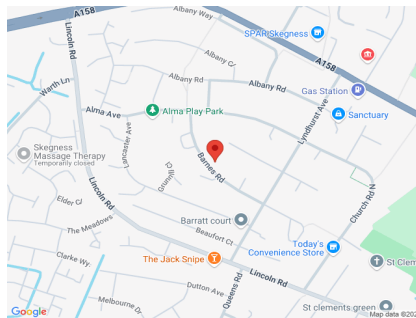
GROUND FLOOR



1ST FLOOR



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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