

Buy. Sell. Rent. Let.



4 Kingsthorpe Crescent, Skegness, PE25 3PW



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£180,000

When it comes to
property it must be


lovelle



£180,000

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Key Features

- Large Rear Garden
- No Onward Chain
- Popular Seacroft Location
- Not Overlooked - Wooded Vine Walk to Rear
- Driveway & Garage
- Conservatory
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Lovely bungalow in very popular Seacroft location with wooded walkway to the rear (Vine Walk) so not over looked. Lovely size plot (over 200' long) with driveway, garage and enclosed rear garden. The property enjoys; two double bedrooms, shower room, lounge, kitchen and conservatory with gas central heating and UPVC double glazing. There is also a handy utility room to the rear of the garage and the large plot offers scope for extension/development of the property if desired! Lovely position on popular crescent. The pleasant, wooded walk to the rear of the garden leads to The Vine hotel/pub/restaurant and a further stroll from there and you are on the beach (less than 3/4 of a mile from the bungalow). The property is within a few hundred metres of a bus stop and the town centre, train station and Tesco's are only 1/2 a mile away so offers a handy and pleasant place to live.

Porch

Entered via a UPVC front door, door to;

Hall

With radiator, loft access with drop down ladder, doors to;

Bedroom One

3.22m x 3.24m (10'7" x 10'7")

With UPVC window to the rear aspect, radiator, ceiling light fan.

Bedroom Two

3.01m x 2.58m (9'11" x 8'6")

With UPVC window to the front aspect, radiator.

Shower Room

1.66m x 1.88m (5'5" x 6'2")

With UPVC window to the rear aspect, pedestal wash hand basin, low level WC, shower cubicle, tiled walls and floor, radiator, wall fan heater.

Lounge

3.1m x 3.63m (10'2" x 11'11")

With UPVC window to the front aspect, radiator, coving.

Kitchen

2.68m x 2.69m (8'10" x 8'10")

With UPVC window to the side aspect, tiled floor, cupboard housing the central heating boiler and hot water tank, fitted with a range of base and wall cupboards, with worksurfaces over, stainless steel sink, space for freestanding gas cooker, space for under unit fridge, door to;

Conservatory

3.48m x 2.88m (11'5" x 9'5")

Of brick and UPVC construction, with wall gas heater, solid felt roof, French doors to the rear garden.

Utility Room

2.4m x 2.64m (7'11" x 8'8")

Attached to the rear of the garage, accessed by a door from the rear garden with UPVC window, fitted worktops and space and plumbing for washing machine and tumble dryer, space for further appliances.

Garage

5m x 2.4m (16'5" x 7'11")

With up and over door to the drive, personnel door to the side, power and light.

Outside

The front is laid to paving slabs and a concrete drive to the side leads to the garage. Gated side access leads to the rear garden which is laid to patio, lawn and gravel with plants and shrubs, a summer house, green house and two sheds enclosed by fencing.

Services

The property has mains water, gas, sewerage 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

This semi detached bungalow is located in the popular Richmond area in a popular crescent within ½ mile of the town centre, train station and supermarkets and just over ½ a mile to the golden sandy beach and within 100 metres of a bus stop.

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 and past the school, take the next left onto Kennedy Avenue and the next right onto Kingsthorpe Crescent and the property will be found on the right hand side marked by our for sale board.

Material Information Data

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/sale/9rhjcX6qS69HUuxaefHa1a/view>

Material Information Link

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

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

Parking: Garage and Driveway

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

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.

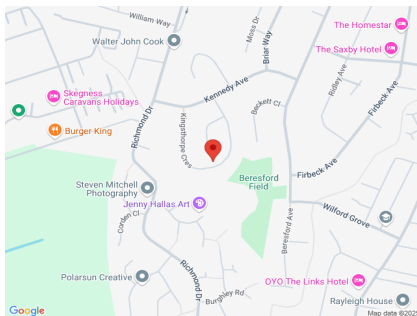
Agents Notes

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



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 Metropix 6/2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

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