

Buy. Sell. Rent. Let.



28 Blyton Road, Skegness, PE25 1HG



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£199,995

When it comes to
property it must be


lovelle

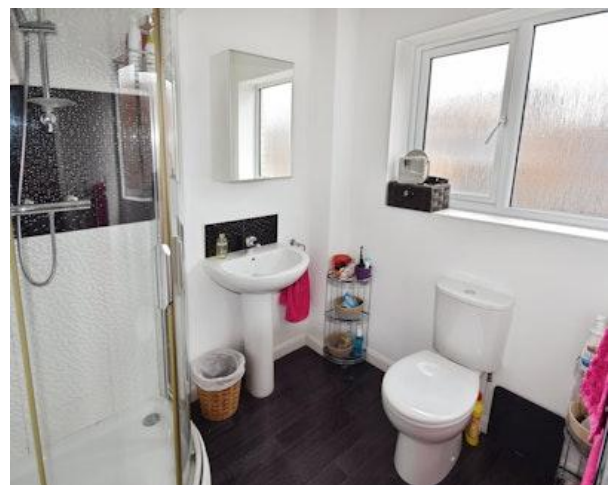
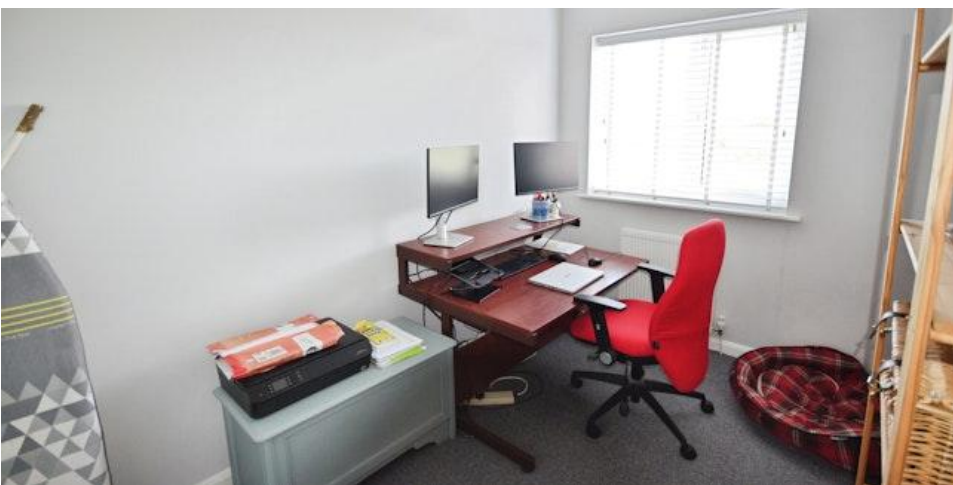
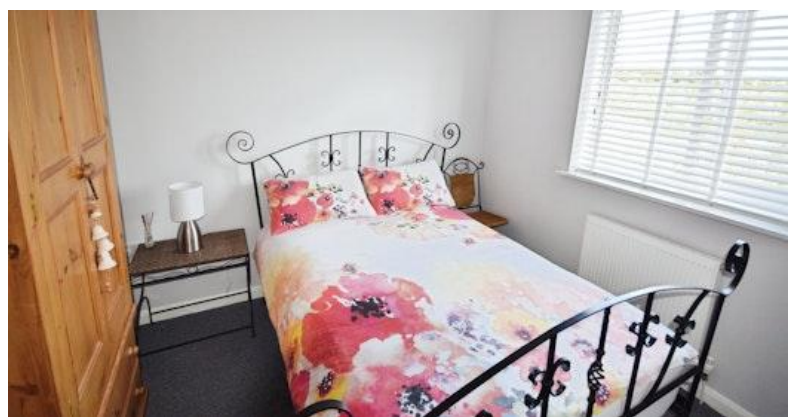


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Key Features

- Immaculate Modern House
- Family Bathroom and Ensuite to Master
- Ensuite to Master Bedroom
- Kitchen-Diner + Lounge
- Open Field Views to the Rear Aspect
- Downstairs WC
- EPC rating B
- Tenure: Freehold





Immaculate, modern home! Great OPEN FIELD VIEWS to the rear aspect. A good sized three bedroom family home with en-suite to the master bedroom. Located on the popular Lumley Fields development which is convenient for schools, local shops, bus services, pubs/restaurants, petrol station and Doctors. The accommodation comprises; entrance hall, downstairs WC, lounge and kitchen-diner, three bedrooms, en-suite to the master and family bathroom with gas central heating and UPVC double glazing. There is a block paved drive for two cars to the side of the house leading to single garage and the enclosed rear garden is mainly laid to lawn with patio seating area.

Entrance Hall

With composite front entrance door, stairs to the first floor, radiator, door to;

Lounge

5.41m x 3.99m (17'8" x 13'1")

With UPVC window with fitted blinds to the front aspect, radiator, TV aerial point.

Kitchen

3.49m x 5.09m (11'6" x 16'8")

Fitted with range of gloss base and wall units, worksurfaces with tiled splashbacks, sink unit with mixer tap over, integrated electric oven (new in 2024) with gas hob and chimney extractor above, plumbing for washing machine and dishwasher, space for American style fridge freezer, wall mounted gas central heating boiler, radiator, UPVC window to the rear aspect, UPVC French doors opening onto the rear garden, Howdens Professional luxury rigid vinyl flooring.

WC

With low level WC, wash hand basin, UPVC window to the side aspect, radiator, Howdens Professional luxury rigid vinyl flooring.

First Floor Landing

With UPVC window to the side aspect, access to the roof space, built in storage cupboard, doors to;

Bedroom One

3.52m x 3.65m (11'6" x 12'0")

With UPVC window to the front aspect with fitted blinds, radiator, built in mirror fronted wardrobes, TV aerial point, door to;

Ensuite Shower Room

1.79m x 2.15m (5'11" x 7'1")

With corner shower enclosure with mains fed shower, pedestal wash hand basin, low level WC, ladder style radiator, UPVC window to the side aspect.

Bedroom Two

2.81m x 3.28m (9'2" x 10'10")

With UPVC window to the rear aspect with fitted blinds, radiator.

Bedroom Three

2.2m x 3.23m (7'2" x 10'7")

With UPVC window to the rear aspect with fitted blinds, radiator.

Bathroom

1.82m x 2.01m (6'0" x 6'7")

With panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, tiling where appropriate, ladder style radiator, extractor fan.

Outside

To the front is a lawned garden and block paved path to the front door. A block paved drive to the side with space for two cars leads to the garage and gated access opens the enclosed rear garden which is laid to lawn with paved patio seating area and enclosed by fencing.

Garage

With up and over vehicle door, side personnel door, light and power connected.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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

Very popular location on the Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue. Turn right at the mini roundabout and turn left onto Blyton road. Follow the road around the green and it 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/sale/EabSd1ddLKvDSCHoW2HX2j/view>

Material Information Data

Energy Performance rating: B

Electricity supply: Mains Electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas powered heating is installed

Heating features: Double Glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway and on 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

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.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

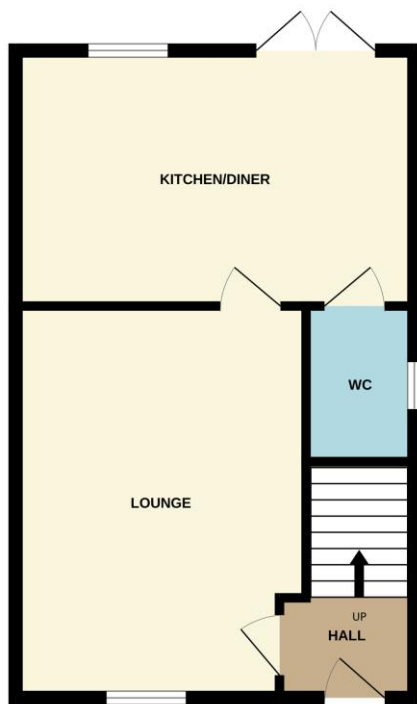
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Energy Performance Certificate

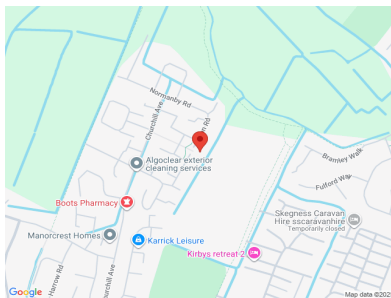
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



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 5/2025



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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