

Buy. Sell. Rent. Let.



2 Clifford Road, Skegness, PE25 2DP



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2

£225,000

When it comes to  
property it must be

  
lovelle



£225,000

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  2

### Key Features

- Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Driveway and Garage
- Bathroom and Downstairs WC
- EPC rating D
- Tenure: Freehold





Well presented, extended, semi-detached house with GOOD SIZE GARDEN! Handy location, situated on a no through road but also close to amenities! The spacious accommodation comprises; porch, large square hallway, downstairs wc, lounge with bay window, dining room, kitchen, conservatory, three bedrooms and family bathroom. The property has gas central heating (new boiler 2019) and UPVC double glazing, driveway and single garage plus good size, enclosed rear garden. Very handy location, less than 3/4 of a mile to the town centre, beach, bus and railway station. There are also primary and secondary schools within 1/2 a mile!

### Porch

Entered via a UPVC door, tiled floor, door to;

### Hall

3.83m x 3.04m (12'7" x 10'0")

With stairs to the first floor, radiator with cover, laminate flooring, coving, picture rail, doors to;

### WC

With low level WC, wash hand basin inset to vanity unit, laminate flooring, UPVC window to the side aspect, extractor fan.

### Lounge

3.92m x 3.95m (12'11" x 13'0")

With UPVC bay window to the front aspect, oak flooring, two radiators, marble hearth and surround with inset gas fire, (potential for open fire as still has chimney), picture rail, coving.

### Dining Room

3.93m x 3.62m (12'11" x 11'11")

With laminate flooring, open fire with attractive surround and cast iron inset with tiled side pieces, door to the kitchen, open to;

### Conservatory

3.62m x 3.84m (11'11" x 12'7")

With felt roof and UPVC windows and French doors to the rear garden, laminate flooring, radiator with cover.

### Kitchen

2.95m x 3.02m (9'8" x 9'11")

With UPVC window to the rear aspect, tiled floor, fitted with range of base and wall cupboards with worktops over, integrated Neff induction hob with extractor over, stainless steel sink, integrated Neff combi microwave/grill/oven, integrated Neff fan oven, integrated warming drawer, space for fridge freezer, integrated dishwasher, Viessman combi boiler fitted 2019, integrated washing machine, spotlights, coving.

### Landing

With storage cupboard, loft access (with drop down ladders, boarded and light), doors to;

### Bedroom One

3.95m x 3.93m (13'0" x 12'11")

With UPVC bay window to the front aspect, laminate flooring, decorative cast iron fireplace, radiator, fitted wardrobes.

## Bedroom Two

3.95m x 3.93m (13'0" x 12'11")

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

## Bedroom Three

3.05m x 2.42m (10'0" x 7'11")

With UPVC window to the front aspect, laminate flooring, radiator.

## Bathroom

With UPVC windows to the side and rear aspects, low level WC, wash hand basin inset to vanity unit, p-shaped bath with shower over and shower screen, fitted storage cupboard, radiator.

## Outside

To the front is a low maintenance front garden enclosed by dwarf walling. Driveway to the side of the house leads to a detached single garage. Gated access opens to the rear garden laid to patio and lawn, enclosed by walling and fencing.

## 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 handy location, less than 3/4 of a mile to the town centre, beach, bus and railway station. There are also primary and secondary schools within 1/2 a mile!

## Directions

From our office on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Take the third road on the right onto Clifford Road and you will find the property on the right hand side marked by our Lovelle 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.

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard 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 - Great, Vodafone - Great, Three - Great, 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: 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.lovele.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

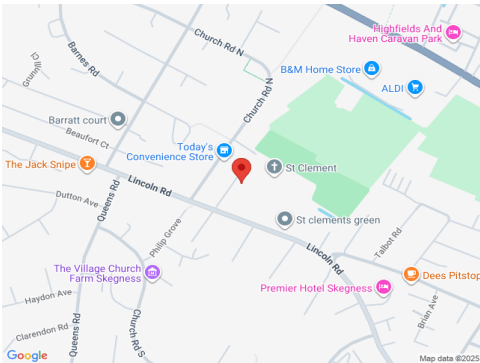
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.  
Made with Metropix 5/2025

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