

Buy. Sell. Rent. Let.



2 The Drive, Skegness, PE25 1SR



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£180,000

When it comes to
property it must be


lovelle



£180,000



Key Features

- Semi Detached House
- Close to the Beach!
- Lounge & Kitchen-Diner
- Snug/Downstairs Bedroom
- Attractive Front Garden and Low Maintenance PVC Decking to Rear
- Well Appointed Shower Room
- EPC rating C
- Tenure: Freehold





IMMACULATE HOME, CLOSE TO THE BEACH! This beautifully presented house offers flexible accommodation in a popular location close to amenities and the golden sandy beach. The house comprises; lounge, kitchen-diner, snug/third bedroom, two first floor double bedrooms, shower room with gas central heating and UPVC double glazing. The property is modern throughout and has been well maintained including new soffits and fascias, new Worcester Bosch combi boiler and extra special touches including Oak internal doors to elevate the finish of the property. The property also has pretty front gardens and low maintenance PVC decked rear garden plus the benefit of a STATIC CARAVAN providing extra overflow accommodation for guests or annexe accommodation if required or even a place to work from home!

Porch

Entered via a UPVC door with UPVC windows and further UPVC door to;

Hall

With stairs to the first floor, radiator, door to;

Lounge

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

Max dimensions. With UPVC bay window to the front aspect, laminate floor, radiator, coving, door to;

Kitchen-Diner

4.96m x 2.71m (16'4" x 8'11")

UPVC window to the side aspect, radiator, laminate flooring, understairs storage cupboard also housing the recently re-fitted Worcester Bosch central heating boiler), a range of base and wall cupboards with solid wooden worktops over, ceramic sink, freestanding electric oven, space and plumbing for washing machine, space for fridge freezer, open doorway and window to;

Snug/Downstairs Bedroom Three

3.37m x 2.38m (11'1" x 7'10")

With two UPVC windows to the rear aspects, radiator, laminate flooring, UPVC door to the rear garden,

Landing

With loft access, UPVC window to the side aspect, doors to;

Bedroom One

3.95m x 3.05m (13'0" x 10'0")

With UPVC window to the front aspect, recesses over the stairs with hanging/storage.

Bedroom Two

3.17m x 2.28m (10'5" x 7'6")

With UPVC window to the rear aspect, laminate flooring.

Shower Room

3.17m x 2.57m (10'5" x 8'5")

With UPVC window to the rear aspect, low level WC, wash hand basin, large shower cubicle with speakers and Bluetooth, multi jets and feature lighting, tiled walls, radiator, vinyl flooring.

Outside

To the front is a garden laid to lawn and flower beds and enclosed by fencing, gated access opens to the rear garden laid with composite PVC decking (so low maintenance) with static caravan, all enclosed by fencing.

Static Caravan

8.82m x 2.93m (28'11" x 9'7")

(Overall dimensions). Static comprises of bathroom, good sized double bedroom, kitchen and lounge/2nd bedroom with gas fire, plumbed in and connected to the mains water and electric. Offers in the agent's opinion great additional accommodation to the main house or options for annexe living or even a space to work from home!

Services

The recently re-fitted soffits and facias are still under guarantee. 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

Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights into Winthorpe. Turn right onto Winthorpe Avenue and then the first right onto The Drive where the property will be found marked 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.

<https://moverly.com/sale/W6iYoXV9m17bE5BR8BS8qB/view>

Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

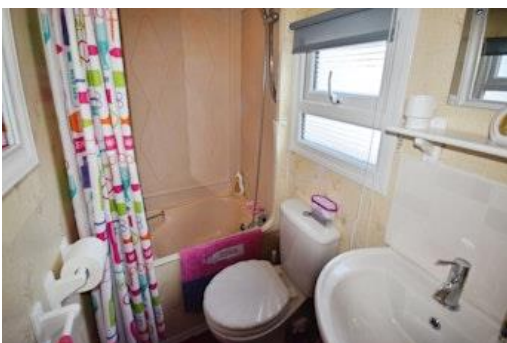
Energy Performance rating: C

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 - Good

Parking: 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.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

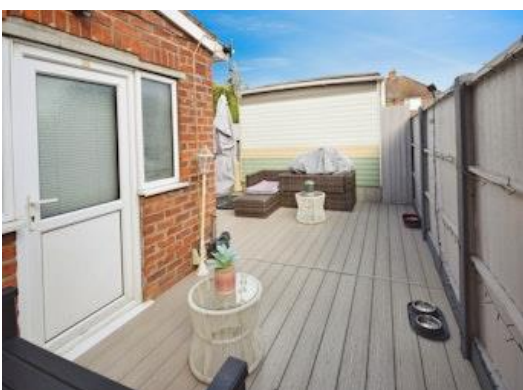
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Energy Performance Certificate

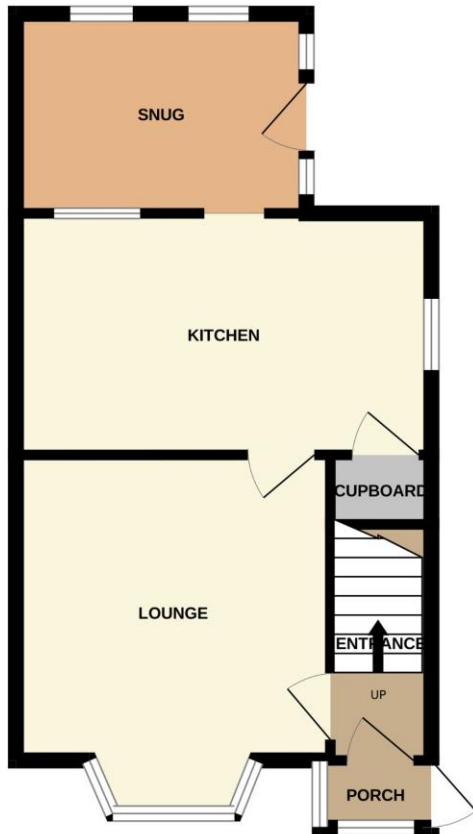
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

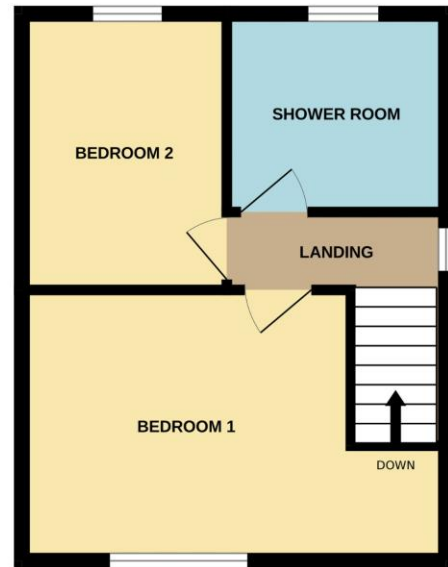
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GROUND FLOOR



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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