

Buy. Sell. Rent. Let.



13 Dormy Avenue, Winthorpe, PE25 1RG



Offers in excess of £224,000

When it comes to
property it must be

 **lovelle**



Offers in excess of £224,000



Key Features

- NO ONWARD CHAIN
- Close to the Beach
- Driveway
- Delightful Rear Garden

- Large Lounge-Diner
- Study/Playroom
- EPC rating D
- Tenure: Freehold





Wow - deceptively spacious home, well presented and close to the beach! Available with NO ONWARD CHAIN this extended home offers great, versatile accommodation and also boasts a beautiful, south-facing garden! The house has a driveway for two cars and gas central heating. The accommodation comprises; generous lounge-diner, study/playroom, downstairs shower room, kitchen, conservatory with four good size bedrooms and bathroom to the first floor. The layout offers great flexibility depending on your accommodation requirements. In the agent's opinion the study being adjacent to the downstairs shower room could be ideal for anyone needing a downstairs bedroom or even to adapt further to annexe style accommodation. The location is a lovely quiet cul-de-sac position but also within a few hundred metres of the shops and the beach. The south-facing gardens are delightfully landscaped and offer a fantastic place for family and entertaining as there is an outdoor kitchen and covered seating area, summerhouse and established planting plus children's play house and a 'productive' garden area with greenhouse and veg plots! This lovely home is well maintained and has a new fibreglass roof to the extension in 2023 and is guaranteed plus newly replaced, attractive cladding to the front of the house.

Entrance Hall

Entered via UPVC front door, radiator, stairs leading to first floor, door to;

Lounge

3.47m x 3.49m (11'5" x 11'6")

With UPVC bay window to the front aspect, radiator, built in cupboard, chimney breast with recessed wood burning stove, open to;

Dining Room

4.96m x 2.79m (16'4" x 9'2")

With UPVC window to the rear aspect, radiator, understairs storage cupboard, door to inner hall and;

Kitchen

2.79m x 3.35m (9'2" x 11'0")

Fitted with range of base and wall units with worksurfaces over, tiled splashbacks, round stainless steel sink unit and separate drainer, tall cupboard housing a built in oven and microwave, electric hob with chimney extractor above, plumbing for dishwasher, further tall cupboards with American fridge freezer, radiator, UPVC door with side panel to the rear garden, UPVC door leading to;

Conservatory

1.86m x 3.26m (6'1" x 10'8")

With UPVC windows, UPVC door to the rear garden, electric panel heater, base units with worksurfaces over, door to;

Inner Hall

With built in cupboard housing the gas fired central heating boiler and plumbing for washing machine. Doors lead to dining room, study and;

Shower Room

With WC, wash hand basin, corner shower enclosure with electric shower, waterproof wall panelling.

Study/Playroom

3.23m x 2.21m (10'7" x 7'4")

With UPVC French doors to the front aspect, radiator, built in cupboard.

First Floor Landing

With access to roof space via pull down ladder, being boarded with light, doors to;

Bathroom

2.22m x 2.38m (7'4" x 7'10")

With 'P' shaped bath with electric shower over, WC, twin wash basins inset to vanity unit, panelled walls to half height with tiles above, radiator, UPVC window to rear aspect, built in airing cupboard.

Bedroom One

4m x 3.12m (13'1" x 10'2")

With UPVC window to the front aspect, fitted wardrobes and dressing table, radiator.

Bedroom Two

2.28m x 3.21m (7'6" x 10'6")

With UPVC window to the rear aspect, triple wardrobe, radiator.

Bedroom Three

2.24m x 3.55m (7'4" x 11'7")

With UPVC window to the front aspect, radiator.

Bedroom Four

2.25m x 2.61m (7'5" x 8'7")

With UPVC window to the rear aspect, radiator.

Outside

To the front is a raised bed with planting and a concrete and gravelled driveway. The beautifully landscaped rear garden includes a large paved patio seating area and an open fronted covered seating area/garden room, with outdoor kitchen and barbecue and electric heat lamp. A path leads to an artificial lawned garden area with mature planting, raised pond, slate chipped beds and a raised deck with Summerhouse. A hand gate leads to a further area at the bottom of the garden with a children's play house, greenhouse, veg plots/raised beds and timber garden shed.

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. At the end of the road turn right and the house can be found on the left hand side 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/LVny12JogRSxsWNoWAYgN/view>

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 and wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: 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.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.

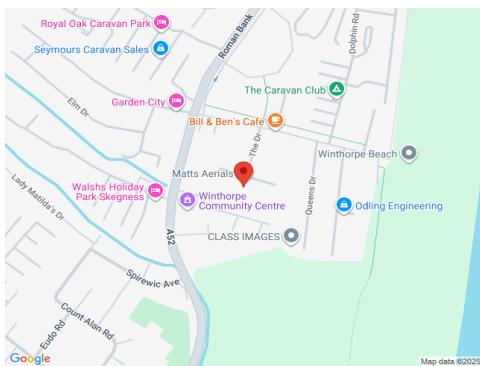
Energy Performance Certificate

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.





When it comes to **property**
it must be


lovelle

01754 769769
skegness@lovelle.co.uk