

Buy. Sell. Rent. Let.



19 Wilford Grove, Skegness, PE25 3EZ



4



2



3

£280,000

When it comes to
property it must be


lovelle



£280,000

 4
  2
  3

Key Features

- Very Spacious Detached House
- Four Good Sized Bedrooms
- Three Reception Rooms & Sun Room
- Low Maintenance Rear Garden
- Parking for Several Cars and Garage
- EPC rating D
- Tenure: Freehold





Deceptively spacious detached four bedroom house in the popular Seacroft area of the town centre. Being in a great area with facilities close by to include primary school, post office, shops, and a great location for walking the family dogs being close to Vine/Coronation Walk and the beach being on the doorstep. The property has upvc double glazing and gas central heating. The accommodation comprises; porch, entrance hall, lounge, sitting room, dining room, sun lounge, ground floor wc, breakfast kitchen, four bedrooms and a family bathroom. Externally the property has a sunny, south-westerly facing low maintenance rear garden, ample block paved driveway and a garage.

Entrance Porch

With UPVC French doors, light and tiled effect flooring, door to;

Entrance Hall

With two radiators, electric fuse box, wooden effect flooring, stairs to the first floor landing, doors to;

Lounge

4.955 x 4.26 (16'3" x 14'0")

(minimum dimensions, measurement into bay 4.92m/16'3") With central heating radiator, UPVC double glazed bay window to the front aspect, cornicing, timber fire surround with marble base and back, telephone and television points.

Dining Room

3.66m x 3.62m (12'0" x 11'11")

With wooden effect flooring, UPVC window to the side aspect, radiator, coving to the ceiling, arch to the sitting room, door to the kitchen and;

Cloakroom

With UPVC obscure glass window to the side aspect, low level WC with sink over, built in cupboard.

Sitting Room

3.66m x 3.62m (12'0" x 11'11")

With wooden effect floor covering, coving to the ceiling, radiator, internal door with side windows to the sun lounge.

Breakfast Kitchen

3.93m x 3.23m (12'11" x 10'7")

With arch from the dining room, coving to the ceiling, downlights, UPVC double glazed window to both aspects, UPVC half panel entrance door to the rear aspect, space for a fridge freezer, space and plumbing for washing machine and automatic dishwasher, fitted with a range of fitted kitchen units which comprise base cupboards, wall mounted units and drawers with roll edge working surfaces and tiled splashback protection. Inset one and a half bowl sink unit with mixer tap, five-seater breakfast bar, television point, Electrolux double oven with electric hob and extractor chimney, tiled floor.

Sun Lounge

3.68m x 1.42m (12'1" x 4'8")

With UPVC half panel entrance door, window and door to the rear aspect, wall light point.

First Floor Landing

Access to the roof space, doors to;

Bedroom One

5.166m x 4.26m (17' x 14'")

(minimum dimensions excluding bay - dimensions into bay 5.166m/17") With large UPVC double glazed bay window to the front aspect, central heating radiator, picture rail.

Bedroom Two

3.91m x 3.25m (12'10" x 10'8")

Having UPVC double glazed window to the rear aspect, radiator, built in cupboard housing the wall mounted gas fired central heating boiler, hot water cylinder and central heating controls.

Bedroom Three

3.65m x 3.62m (12'0" x 11'11")

With UPVC double glazed window to the rear aspect, radiator.

Bedroom Four

2.79m x 2.67m (9'2" x 8'10")

With UPVC window to the front aspect, bulk stair head.

Shower Room

With UPVC obscure window to the side aspect, texture to the ceiling, tiled walls, chrome effect heated towel rail, vanity wash hand basin with mirror above, double shower enclosure with mains fed shower and grab rail.

WC

With UPVC window to the side aspect, dual flush WC, tile effect flooring.

Outside

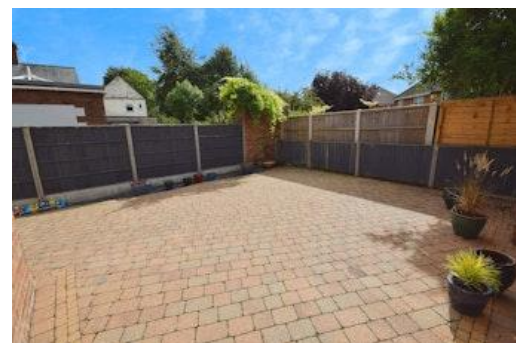
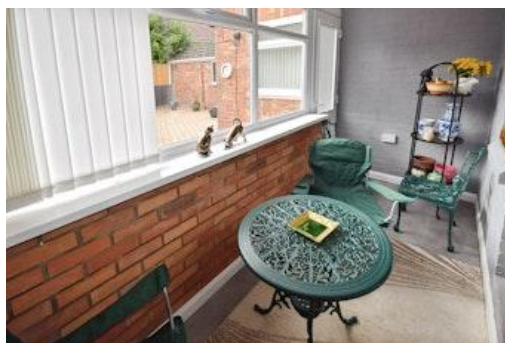
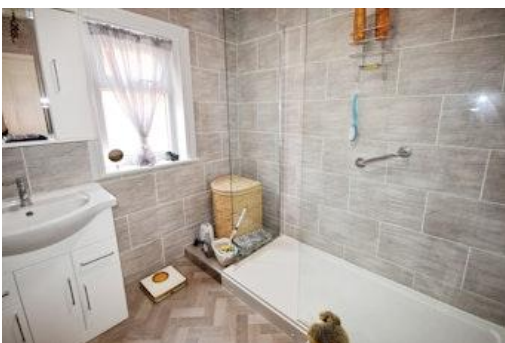
The rear garden has fencing to the boundary, predominately laid to block paving with gated access to the driveway, double electric point, being safe and enclosed for children and pets. The side of the property is laid to block paving and provides space for four cars, having an outside tap. The front of the property again is laid to block paving providing further parking.

Garage

Having an electric garage door, electric and power connected and of a brick construction with new cladding, soffits and fascias.

Services

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

house. We may receive a fee if you use their services.

Location

Located in a very handy position with a parade of shops around the corner and within a few hundred metres of the beach and the lovely wooded Coronation and Vine Walks. With pubs and restaurants nearby too and the town centre just over 1/2 a mile it offers a great position.

Directions

From our office on Roman Bank proceed onto the one way system and take the second exit onto Lumley Road. Turn right onto Drummond Road. After the Spar shop take the next right into Wilford Grove.

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: C

Tenure: Freehold

Property type: Detached House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

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: Open fire and Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking:

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:
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
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

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.

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.

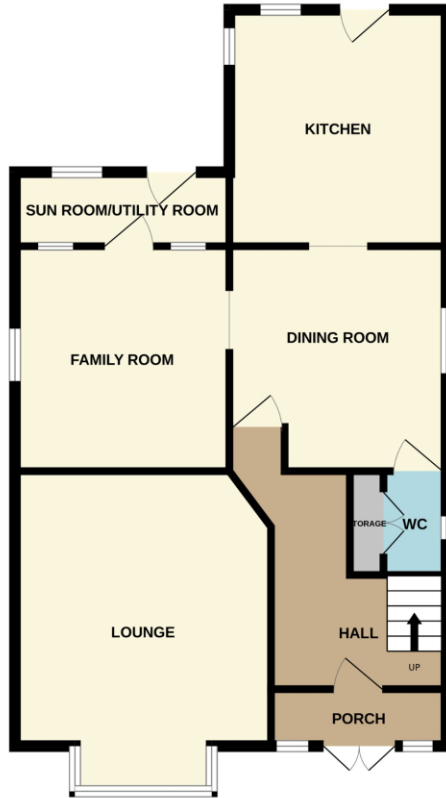
Agents Notes

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.

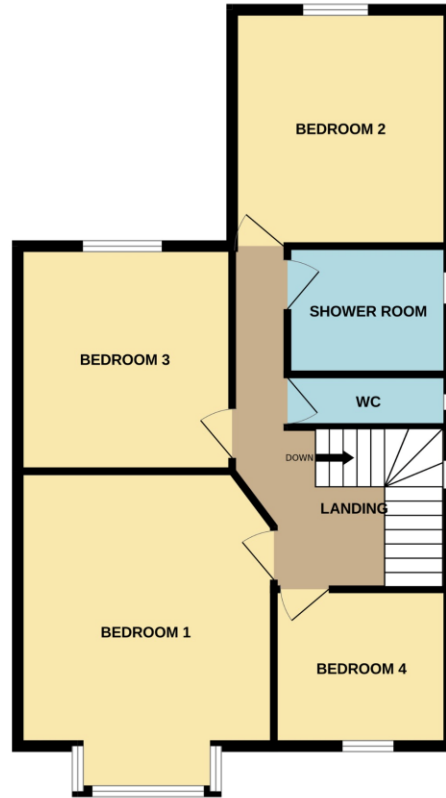
Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

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 ©2025

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


lovelle

01754 769769

skegness@lovelle.co.uk