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17 Burghley Road, Skegness, PE25 3NJ



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2

£265,000

When it comes to  
property it must be

  
lovelle





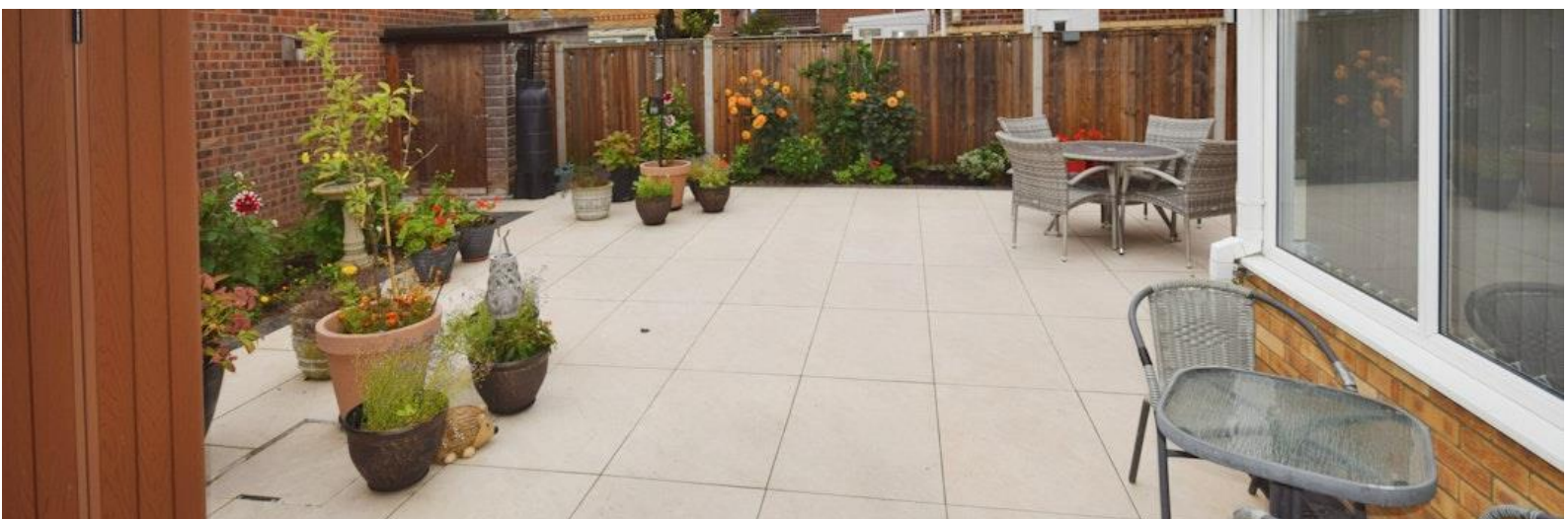
£265,000

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- Key Features**
- Three Bedroom Detached House
  - Downstairs WC
  - Dual Aspect, Modern Kitchen-Diner
  - Lounge and Conservatory

- En-suite to Master Bedrooms
- Beautiful Porcelain Patio Rear Garden
- EPC rating D
- Tenure: Freehold









Very well presented, modernised detached house in cul-de-sac location close to the pleasant wooded Vine Walk. The accommodation comprises lounge with patio doors to the conservatory, large, modern, dual-aspect kitchen-diner, down stairs Wc, master bedroom with fitted wardrobes and en-suite, second double bedroom with fitted wardrobes, third smaller double bedroom with fitted wardrobe and fantastic, modern family shower room. The property has gas central heating (new boiler 2018) and UPVC double glazing (new 2016). Immaculate, low maintenance plot comprising tarmac drive leading to the good sized single garage (vendor parks car in regularly), adjacent block paving to the side of the garage for further off road car parking plus block paved frontage providing further car parking or as the current vendor's do to have pretty planted pots. The rear garden is enclosed with two useful sheds and is beautifully landscaped to porcelain patio and planted borders (completed 2025). This fabulous home is modern with neutral decor throughout, has lovely fitted blinds (new 2025) and is located in a wonderful, popular location. Great for families or couples. The beach is only a 500 metre walk from the property via the pretty wooded Vine Walk (fab place for dog walking as well as also leading to the Beresford Playing fields if the kids want to kick a football about), going past the Vine Hotel/restaurant (cheeky pint?) and then down Vine Road, across Drummond Road and onto Buckthorn Avenues which has a footpath directly onto the miles of golden sandy beach! The town centre, Tesco, train station and primary school are all less than a mile away too!

## Hall

Entered via composite front door, radiator, stairs to first floor, doors off to;

## Kitchen-Diner

6.28m x 3.1m (20'7" x 10'2")

Fitted with range of base and wall cupboards, inset 1 and 1/2 sink, integrated double electric oven and induction hob, integrated fridge and freezer, space and plumbing for washing machine and tumbler/further appliance, integrated dishwasher, radiator, laminate flooring, composite door to the side aspect, UPVC windows to front and rear aspects, gas central heating boiler (Worcester, new 2018), door to;

## WC

Wash hand basin, low level Wc, ladder style radiator, under stairs storage area.

## Lounge

5.13m x 3.35m (16'10" x 11'0")

With radiator, feature electric fireplace, UPVC window to the front aspect, patio doors to;

## Conservatory

3.35m x 2.74m (11'0" x 9'0")

Of brick and UPVC construction, with fitted blinds and French doors to the rear garden.

## Landing

With cupboard housing hot water cylinder, UPVC window to the rear aspect, loft access (with ladder, boarding and shelving), doors off to;

## Master Bedroom

3.35m x 3m (11'0" x 9'10")

With fitted wardrobes, radiator, UPVC window to the front aspect, door to;

## En-Suite

0.9m x 2m (3'0" x 6'7")

With shower enclosure with Mira power shower, wash hand basin, low level Wc, extractor fan, UPVC window to the side aspect, chrome ladder style radiator, tiled floor and walls.

## Bedroom Two

2.44m x 2.03m (8'0" x 6'8")

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

## Bedroom Three

3.35m x 2.74m (11'0" x 9'0")

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

## Shower Room

1.52m x 2.13m (5'0" x 7'0")

With large walk in shower cubicle, wash hand basin inset into vanity unit, back to wall Wc, tiled walls and floor, UPVC window to the rear aspect, extractor fan and spotlights, ladder style radiator.

## Outside

There is a tarmac driveway leading to the garage. Adjacent to this is a further block paved driveway area and the frontage has been block paved providing further car parking or as the current vendor's do to have pretty planted pots. The rear garden is enclosed and laid to porcelain patio with bedded borders, plus two sheds. There is a part glazed door that opens to the garage.

## Garage

5.18m x 2.74m (17'0" x 9'0")

With power and light, door to the rear garden, with an electric roller door to the driveway.

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

## Location

Great location within a mile of the town centre, Tesco's and Richmond Primary school and within 500 metres of the wonderful sandy beach!

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Continue along Richmond Drive and Burghley Road will be found on the left, proceed until the end where the property can be found on the right hand side 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/AKQpssvERKNGg8VXZ58FeA/view>

### Material Information Data

Council Tax band: C

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and Off 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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

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.

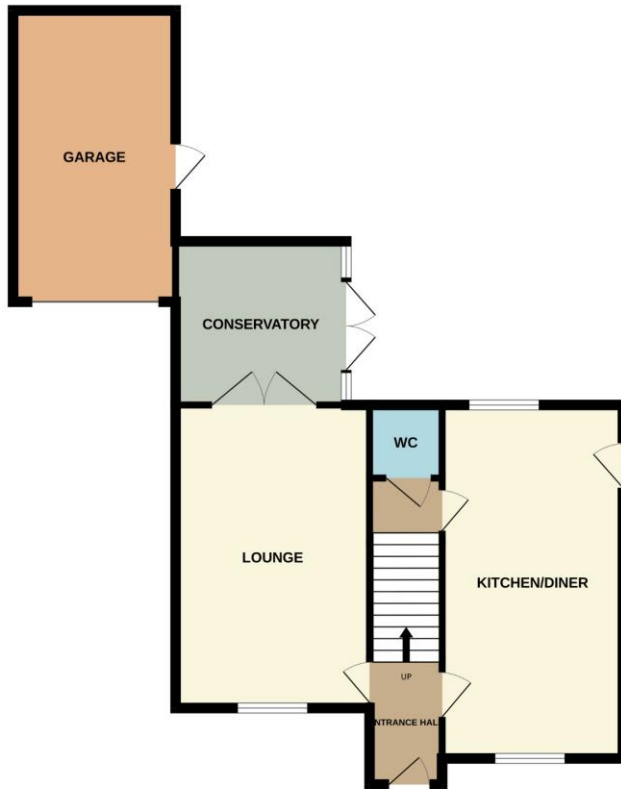
## Anti Money Laundering

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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