

Buy. Sell. Rent. Let.



81A Park Avenue, Skegness, PE25 1BL



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2

£290,000

When it comes to
property it must be


lovelle



£290,000

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- Key Features**
- No Onward Chain
 - Four Bedrooms
 - Driveway and Integral Garage
 - Downstairs WC, Family Bathroom & En-Suite to master

- Lounge, Dining Room & Kitchen
- Gas Central Heating
- EPC rating D
- Tenure: Freehold





Well presented, spacious home, close to the beach, for sale with NO ONWARD CHAIN! This lovely home offers; porch, generous hallway, lounge, dining room, kitchen, downstairs wc, upstairs family bathroom, master bedroom with en-suite, three further bedrooms (two are doubles) with gas central heating and UPVC double glazing. Block paved driveway leads to integrated garage and enclosed rear garden. Great location within 350 metres of the golden sandy beach and just over 1/2 a mile from the town centre!

Porch

Entered via UPVC door with tiled floor and door to;

Hall

Lovely open area with radiator, stairs to the first floor, doors to;

Lounge

5.42m x 3.72m (17'10" x 12'2")

With UPVC bay window to the front aspect, UPVC window to the side aspect, radiator.

WC

Tiled floor, low level WC, wash hand basin.

Dining Room

2.98m x 2.72m (9'10" x 8'11")

With radiator, UPVC patio doors to the rear, door to;

Kitchen

4.93m x 3.73m (16'2" x 12'2")

(maximum dimensions). With UPVC window to the rear, UPVC door to the rear, fitted with a range of base and wall cupboards with work tops over, integrated electric oven, integrated halogen hob, extractor over, space for washing machine, space for American style fridge freezer.

Landing

With airing cupboard with hot water tank, loft (boarded and light), feature arched UPVC window, doors to;

Bedroom One

5.42m x 3.72m (17'10" x 12'2")

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

En-suite

With wash hand basin, shower cubicle, tiled walls and floors, electric towel rail.

Bedroom Two

3.87m x 2.98m (12'8" x 9'10")

With UPVC window to the front aspect, radiator, fitted wardrobe, wash hand basin inset to vanity unit.

Bedroom Three

3.73m x 2.72m (12'2" x 8'11")

With UPVC window to the rear aspect, radiator.

Bedroom Four

2.99m x 2.72m (9'10" x 8'11")

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

Bathroom

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, p-shaped bath with shower over and shower screen, ladder style radiator, tiled walls and floor.

Outside

The front garden is laid to lawn with plants and shrubs, dwarf walling and wrought iron gates opening to block paved driveway leading to the integrated garage. Gated access from both sides opens to the rear garden which is laid to patio and lawn with large storage shed, enclosed by fencing.

Garage

5.34m x 2.99m (17'6" x 9'10")

With electric up and over door, radiator, UPVC window to the side aspect, central heating boiler.

NB

All curtains, blinds, light fittings, carpets, floor coverings are included in the sale. White goods and furniture are available by separate negotiation.

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

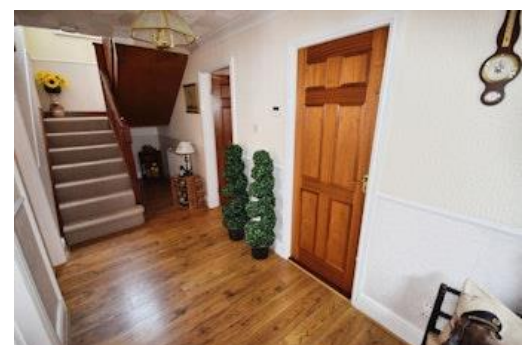
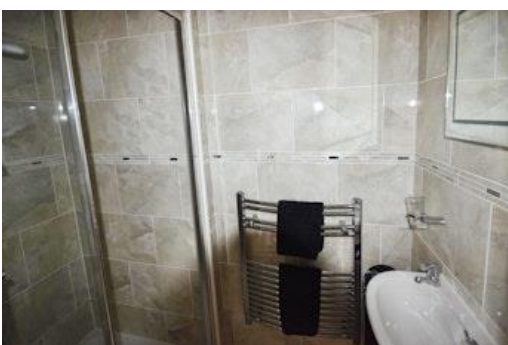
Great location close to the sea front and town.

Directions

From our office on Roman Bank (A52) proceed north. Turn right onto Scarborough Avenue. Turn left at the church into Lumley Avenue. At the end of the road turn right onto Castleton Boulevard and then left into Park Avenue where the house can be found on the left hand side.

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/6Ujq8b6TLonbQ1WiE8EVso/view>





Material Information Data

Council Tax band: D
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 - Good, Three - Great, EE - Great
Parking: Driveway and Garage
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

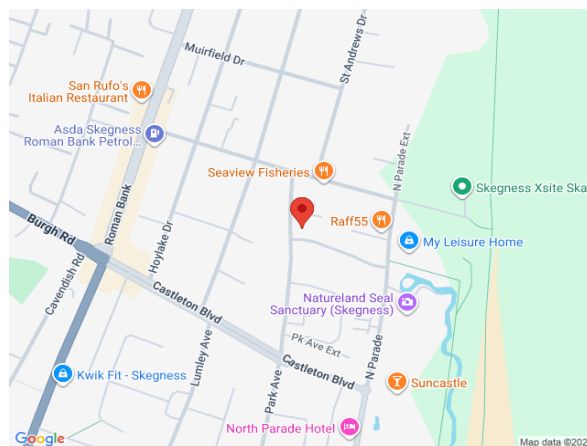
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Energy Performance Certificate

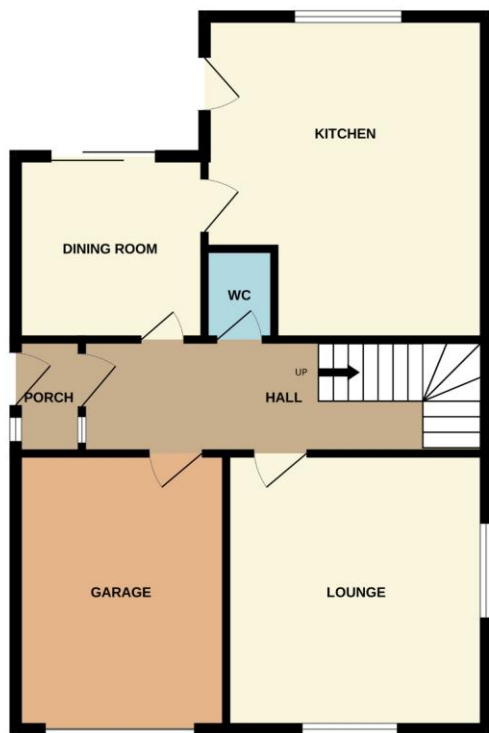
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Anti-Money Laundering Regulations

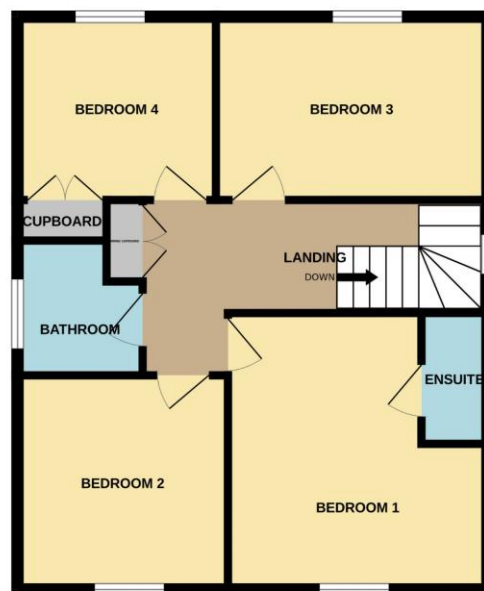
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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.
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lovelle

01754 769769

skegness@lovelle.co.uk