

Buy. Sell. Rent. Let.



107 Beresford Avenue, Skegness, PE25 3JL



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£360,000

When it comes to
property it must be


lovelle



£360,000



Key Features

- Extended Detached Bungalow - Deceptively Spacious
- Three Double Bedrooms & Bedroom Four/Study
- Garage and Off Road Parking for Numerous Cars/Large Vehicles
- Good Size, Enclosed Rear Garden Plus Insulated Workshop & Craft Room
- Owner Owned Solar Panels - Reduce Your Energy Costs
- Lounge, Large Open Plan Living/Kitchen/Diner & Utility Room
- EPC rating A
- Tenure: Freehold





Extended & Modernised! Well presented SPACIOUS detached bungalow in POPULAR SEACROFT LOCATION! Large driveway & Garage plus Workshop & Hobbies Room/Summer House! Owner owned solar panels mean you can reduce your energy costs and sell your surplus back to the grid! This lovely property has a great location; with shops, the beach, pubs/restaurants all less than 1/2 a mile away! Close to Vine Walk, a tree lined footpath which opens to the Beresford playing fields as well as connecting to other walks offering great dog walking routes, as well as easy access to the miles of sandy beach! The accommodation is generous and flexible, currently comprises; porch, hallway, three double bedrooms, bathroom plus further separate wc, utility room, lounge, open plan living/kitchen/diner, further fourth bedroom/study/snug with gas central heating and UPVC double glazing. The property was extended and renovated in 2020 so the majority of the property was overhauled and modernised including new consumer unit and new central heating boiler in 2021 plus the addition of owner owned solar panels on the roof of the bungalow and outbuilding. There is a good size plot with enclosed rear garden which also benefits from an insulated workshop, insulated summer house/hobbies room and storage shed. The driveway runs the whole length of the plot and offers plenty of space to park numerous cars and larger vehicles and leads to the detached, generous sized, garage.

Porch

Entered via a composite front door, door with smart lock to;

Hall

With two radiators, storage cupboard (also housing solar hardware), Karndean Looselay flooring, doors to;

Lounge

16'9" x 13'9" (5.1m x 4.2m)

With UPVC windows to the front and side aspects, two radiators, air conditioning unit, gas fire with marble hearth and Adams style surround, coving.

Bedroom One

12'10" x 12'10" (3.9m x 3.9m)

UPVC window to the front aspect, radiator, air conditioning unit.

Bedroom Two

11'10" x 11'0" (3.6m x 3.4m)

With UPVC window to the rear aspect, radiator.

Bedroom Three

14'4" x 10'9" (4.4m x 3.3m)

(maximum dimensions, L-shaped room), UPVC window to the side aspect, radiator.

Bathroom

10'3" x 5'9" (3.1m x 1.8m)

(Minimum dimensions, excluding door recess). With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity, panelled bath with mixer tap/shower attachment, separate shower cubicle, ladder style radiator, fitted cupboard, tiled floor, part tiled walls, spot lights.

WC

Low level WC, wash hand basin inset to vanity unit, ladder style radiator, extractor fan, loft access.

Utility Room

5'4" x 3'6" (1.6m x 1.1m)

With UPVC door to the side aspect, fitted with base and wall cupboards, including larger cupboards, worksurfaces, stainless steel sink, space for washing machine, space for tumble dryer, radiator, tiled floor.

Living/Kitchen/Diner

26'0" x 13'6" (7.9m x 4.1m)

A great space to cook, dine, entertain and relax with room for sofas as well as dining table and with UPVC French doors with side panels opening to the rear garden! The kitchen area comprises; UPVC window to the side aspect, fitted with a range of base and wall cupboards with worktops over, single drainer, integrated electric oven, integrated induction hob with extractor over, space for American style fridge-freezer, Karndean Looselay flooring. Door leads off to;

Study/Bedroom Four

11'1" x 10'9" (3.4m x 3.3m)

A good size room that could offer many uses; study, fourth bedroom, snug, play room etc. With UPVC window to the rear aspect, radiator, air conditioning unit.

Outside

To the front is a dwarf wall enclosing the gravelled front garden. Rubberised driveway and footpath to the front door. Double gates at the side of the bungalow open to further concrete driveway leading all the way down to the newly built detached garage (2020). There is space to park numerous cars plus larger vehicles if required. The rear garden is laid to patio and lawn with raised beds, enclosed by fencing. There is also a timber outbuilding, with solar panels comprising divided into a storage shed, summerhouse/hobbies room and workshop.

Shed

8'2" x 6'0" (2.5m x 1.8m)

With power and light.

Garden Room

6'1" x 5'2" (1.9m x 1.6m)

Insulated with full length glazed door and side panel, power and light.

Workshop

11'6" x 5'8" (3.5m x 1.7m)

Insulated with power and light, air conditioning/heater unit.

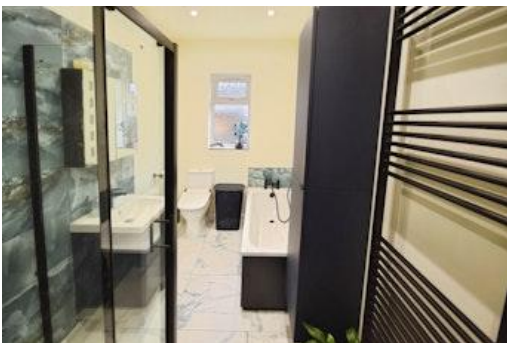
Garage

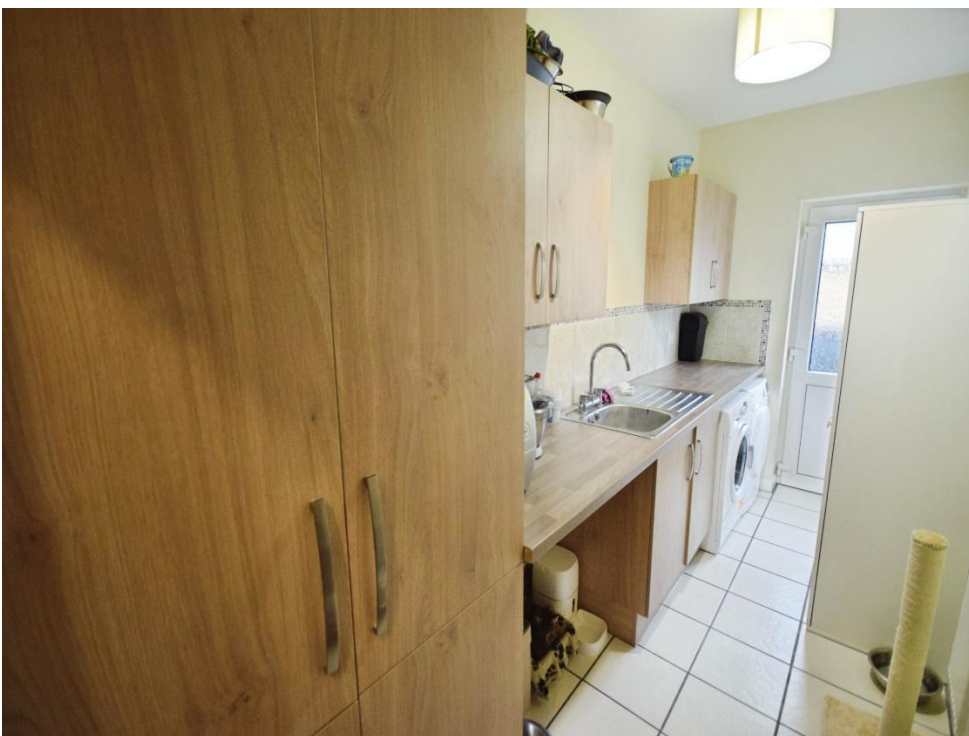
19'3" x 10'8" (5.9m x 3.3m)

With power and light, up and over door to driveway, personnel door to rear garden, UPVC window to the rear.

Services

The property has mains, water, sewerage and electricity and gas central heating. 18 Owner owned solar panels. Based on owners usage and calculations the solar reduces their energy bills by 60%. 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 on the Seacroft side of town within half a mile of the beach! With shops, the beach, pubs/restaurants all less than 1/2 a mile away! Close to Vine Walk, a tree lined footpath which opens to the Beresford playing fields as well as connecting to other walks offering great dog walking routes, as well as easy access to the miles of sandy beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Turn third right onto Beresford Avenue and the property 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.

Material Information Data

Council Tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: A
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Air conditioning and Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Garage, Off Street, and Private
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: 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.

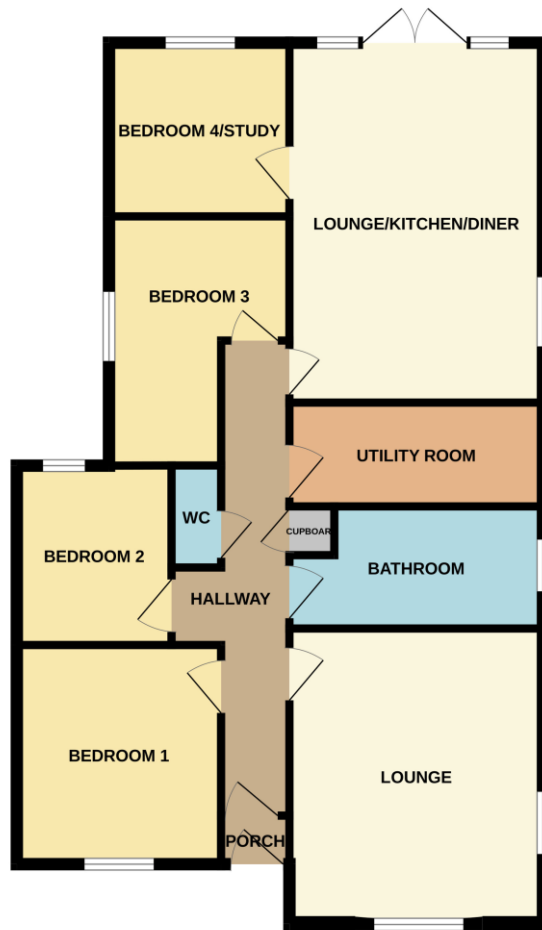
Agents Notes

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.

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



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


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