

Buy. Sell. Rent. Let.



30 Kings Avenue, Winthorpe, PE25 1RD



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2

£330,000

When it comes to  
property it must be

  
lovelle



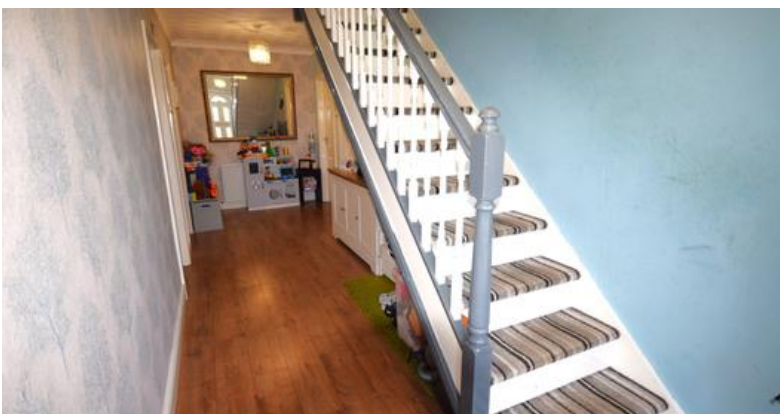
£330,000



### Key Features

- Fantastic Sized Detached House
- Within Walking Distance of Beach
- Four Bedrooms
- Double Bedroom with En Suite

- Garage and Low Maintenance Garden
- EPC C
- Tenure: Freehold





Fantastic size detached house within 100mts of the beach! Lovely position at the end of Kings Avenue, within a walkway leading onto the beach and the golf course to the side! Also within 1/4 of a mile of Mini Supermarket, Post office and various other shops, cafes, restaurants, take-aways, pubs and bus services. The accommodation comprises; spacious hallway, large lounge, second sitting room, kitchen, utility room, downstairs, Wc large downstairs double bedroom with en-suite, family bathroom to the first floor plus three further bedrooms and a study/playroom. With gas central heating and UPVC double glazing driveway and garage and low maintenance rear garden.

### Hall

2m x 7.24m (6.6ft x 23.8ft)

With UPVC entrance door, laminate flooring, radiator, doors to;

### Lounge

6m x 4.44m (19.7ft x 14.6ft)

With UPVC window to the front aspect, radiator.

### Bedroom One

4.46m x 3.94m (14.6ft x 12.9ft)

With UPVC window to the side aspect, radiator, door to;

### En-suite

2.68m x 1.99m (8.8ft x 6.5ft)

With UPVC window to the side aspect, shower cubicle, bidet, low level Wc, wash hand basin.

### Kitchen

4.92m x 3.64m (16.1ft x 11.9ft)

With UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, integrated oven, space for dishwasher, space for American style fridge, door to;

### Utility Room

With UPVC window and door to the rear aspect, radiator, tiled floor, space and plumbing for washing machine and tumble dryer, doors to garage and;

### Wc

With low level Wc.

### Sitting Room

5.01m x 3.64m (16.4ft x 11.9ft)

With UPVC window to the front aspect, radiator.

### Landing

With doors to;

### Dressing Room/Study

3.63m x 3m (11.9ft x 9.8ft)

With radiator, doors to;

## Bedroom Four

3.7m x 2.88m (12.1ft x 9.4ft)

With UPVC window to the side aspect, radiator.

## Bedroom Three

4.76m x 2.81m (15.6ft x 9.2ft)

(maximum dimension) With UPVC window to the front aspect.

## Bathroom

2m x 2m (6.6ft x 6.6ft)

With Velux style window, jacuzzi bath and mixer tap/shower attachment, pedestal wash hand basin, low level Wc, radiator.

## Bedroom Two

4.71m x 4.45m (15.5ft x 14.6ft)

With UPVC window to the front aspect, fitted wardrobes.

## Garage

5.85m x 2.88m (19.2ft x 9.4ft)

With electric roller door (currently broken) power and light, door to utility room.

## Outside

To the front is a garden laid to gravel and shrubs enclosed by walling and railing. To the side is a driveway leading to the garage. The rear garden is decked with artificial grass and is enclosed by walling and fencing.

## Services

The property has mains gas central heating, 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 beach and local shops, pubs and cafes.

## 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. Follow the road along and then turn right at the lights onto Winthorpe Avenue follow the road the turning for Kings Avenue will be found on the right and number 30 will be found at the end on the right marked by our for sale board.

## 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.lovele.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. 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.

## Mortgage Advice

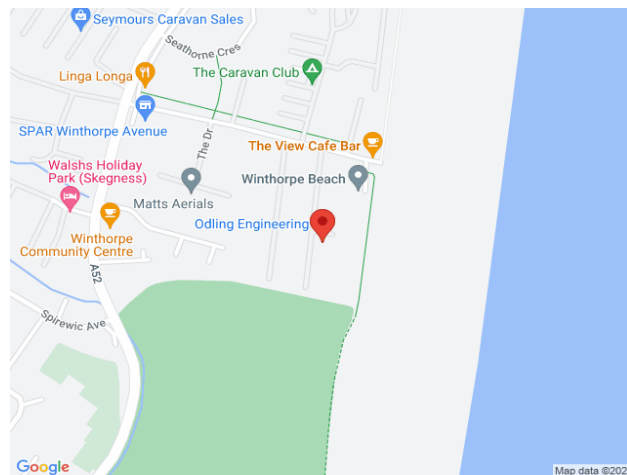
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

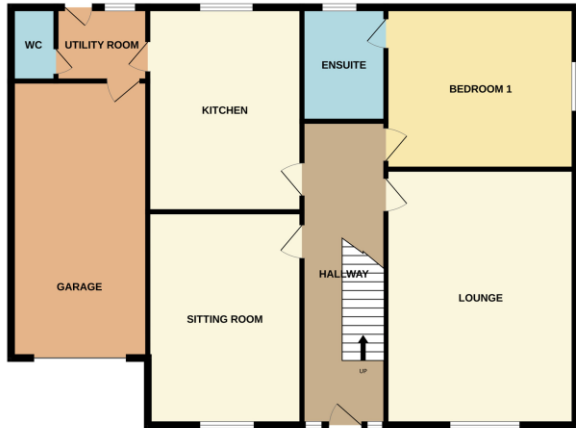
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



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

  
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