Buy. Sell. Rent. Let.

27 Scarbrough Avenue, Skegness, PE25 2TQ

4 4 4

£500,000

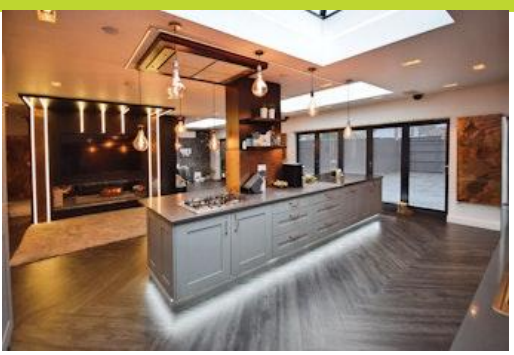
When it comes to property it must be lovelle

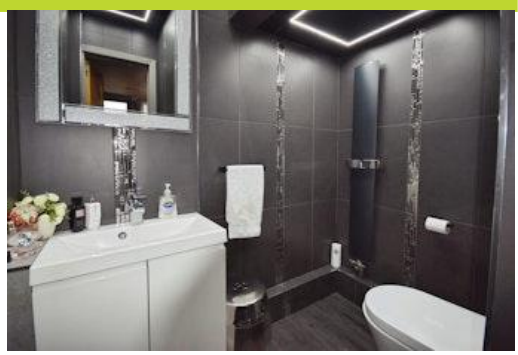
£500,000

4 4 4

Key Features

- Stunning Home, Finished to High Standard Throughout
- Close to Beach & Amenities Yet Good Levels of Privacy
- Large Double Garage & Two Driveway with Electric Gates
- Gym with Shower Room - Great Annexe Potential
- Four Boutique Hotel Style Bedrooms
- Two Luxury En-Suites & Gorgeous Family Bathroom
- EPC rating D
- Tenure: Freehold





Stunning Detached Renovated Home - Luxury Coastal Living with Exceptional Privacy. This outstanding detached residence has been extensively renovated to provide high-quality, beautifully appointed accommodation throughout. Ideally positioned close to the beach and local shops, the property enjoys a surprising level of privacy, set behind electric gates and within fully enclosed grounds. The heart of the home is an impressive very large living-kitchen-diner, designed for modern living and entertaining. A quality fitted kitchen with integrated appliances is complemented by lantern-style skylights that flood the space with natural light plus two large sets of bi-folding doors out to the garden. A snug seating area and striking media wall featuring a dual-facing inset bioethanol fire create a stylish yet welcoming atmosphere. Additional ground floor living space includes a fabulous fitted downstairs wc, separate lounge with media wall and feature fire, a games room, and a superb garden room with outdoor-style kitchen/BBQ area – perfect for entertaining all year round. A dedicated hot tub room with luxury hot tub and adjacent outdoor shower further enhances the lifestyle appeal. There is also a large home gym with shower room, offering excellent annexe potential for multi-generational living or guest accommodation. Upstairs, the landing offers inset feature style lighting and the bedrooms and bathrooms are designed with a high-end, boutique hotel style feel. The principal bedroom suite is a true retreat, boasting its own beautiful en-suite and dressing room (formerly bedroom four and could easily resume use as such). The second double bedroom benefits from a luxury en-suite, while a third double bedroom is served by a stunning family bathroom complete with feature lighting, chrome freestanding bath, inset TV and inset bioethanol fire which creates a cosy, luxury cocoon experience. This home has many truly exceptional 'extras' including integral Bowers & Wilkins speakers, CCTV, burglar alarm with fog bandit, beautiful tiling, Karndean flooring, many different styles of lighting throughout so the 'feel' of the rooms can be altered with feature lighting, spotlights, wall lighting, overhead lighting etc, media walls, top quality Miele appliances and Quartz work tops, feature radiators, oak internal doors to name a few! Externally, the property continues to impress with two separate driveways, both accessed via electric gates, a large double garage, extensive patio seating areas, and lawned gardens – all fully enclosed for privacy and security. A rare opportunity to acquire a luxurious, versatile home in a highly sought-after coastal setting.

Hall

Entered via composite front door with stone surround. With UPVC window, Karndean flooring, feature radiator, stairs to the first floor, feature inset wall lighting, oak doors to;

WC

Tiled walls and Karndean flooring, back to wall wc, wash hand basin inset to vanity, inset led lighting, feature radiator.

Lounge

20'0" x 16'10" (6.1m x 5.1m)

With three UPVC windows, two feature radiators, media wall with inset shelving, integrated speakers, spotlights and feature lighting, open doorways either side of the media wall lead to;

Games Room

14'2" x 13'3" (4.3m x 4m)

With two double glazed windows, feature radiator, composite door to the garden room, media wall with shelving and matching panelled walls.

Living-Kitchen-Diner

37'7" x 24'3" (11.5m x 7.4m)

Wonderful room with light from the three lantern style skylights and two large sets of bi-folding doors, Karndean flooring, two air conditioning units, inset spotlights plus feature lighting, feature radiators, integrated speakers with

bass box so the sound can be projected outside when the bi-fold doors are open. Beautifully versatile room, the media wall bisects the room to create a cosy snug seating area with duel aspect, bio-ethanol fire. Generous dining area and well appointed kitchen comprising; base, wall, larder cupboards, pan drawers, quartz work surfaces, copper coloured sink with matching mixer tap, integrated dishwasher, space for American fridge-freezer, integrated Miele coffee machine, integrated Miele oven, integrated Miele warming drawer, integrated Miele microwave/combi/grill, central island with cupboards and drawers, integrated Miele gas, 5-ring hob, Miele extractor over, integrated fridge. Handy storage cupboard with plumbing and light.

Landing

With loft access (drop down ladder, boarding, light and central heating boiler), feature radiator, UPVC sash window, doors to;

Family Bathroom

10'6" x 7'0" (3.2m x 2.1m)

Cleverly designed to create a cosy, 'cocoon' style feel, an oasis to escape to with luxurious, chrome roll top bath with mixer tap/shower, back to wall wc and bidet, wash hand basin, tiled walls and floor, inset television, lit mirror, inset feature fireplace, feature lighting, feature radiator.

Principle Bedroom

14'11" x 13'11" (4.5m x 4.2m)

With two UPVC windows, two radiators, feature lighting and spotlighting, air conditioning unit, doorway to dressing room and door to en-suite.

En-Suite

9'7" x 5'10" (2.9m x 1.8m)

With UPVC windows, back to wall wc, wash hand basin inset to vanity unit, walk-in shower enclosure, tiled walls and floor, vertical radiator, feature lighting.

Dressing Room/Potential 4th Bedroom

10'8" x 10'6" (3.3m x 3.2m)

With door to landing, UPVC window, fitted wardrobes, radiator.

Bedroom Two

15'0" x 12'11" (4.6m x 3.9m)

With two UPVC windows, feature bed surround/feature lighting, radiator, media wall, spotlighting, air conditioning unit, door to;

En-Suite

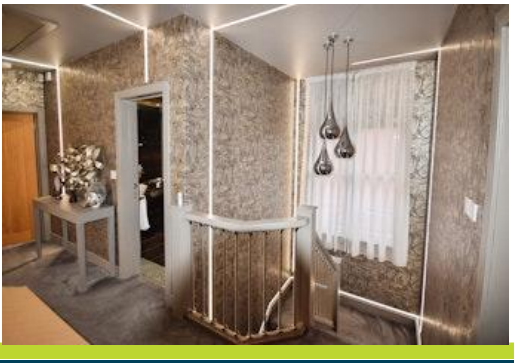
9'7" x 5'10" (2.9m x 1.8m)

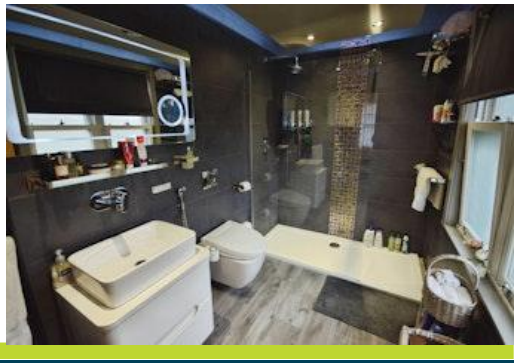
Fitted with back to wall wc, wash hand basin inset to vanity unit, walk-in shower enclosure, tiled walls and floor, vertical radiator, feature lighting.

Bedroom Three

10'9" x 9'9" (3.3m x 3m)

With UPVC window, radiator.





Outside

The property is enclosed by fencing and conifers and enjoys two driveways, both accessed via electric gates (one from Lumley Avenue, the other via a service road from Park Avenue). To the front and side are gardens laid to lawn with planted borders and outside lighting. Patio seating area is adjacent to the hot tub room (of timber and glass construction, offering a luxury hot tub within and outside shower adjacent). To the rear is a very large, block paved seating area with large feature 'orb' water feature and flower borders. This area is also accessed via the electric vehicle gates via the service road off Park Avenue providing a large car parking area and lead to the large double garage/gym. Bi-fold doors to the side of the house lead to the large garden room.

Garden Room

35'0" x 15'0" (10.7m x 4.6m)

(Max dimensions, L-shaped room). Wonderfully versatile space. With roller shutter door to one driveway (ideal for bringing motorbikes/push bikes/prams inside for storage), door leading to the house into the games room, utility area with space and plumbing for washing machine and tumbler. Outdoor kitchen with fitted units, inset stainless steel sink, range style cooker, NXR BBQ. With power and light, block paved flooring, ceiling lantern style skylight and bi-folding doors to the rear garden and plug in heating all offers great opportunities to use the room for entertaining, hobbies or storage.

Garage

30'0" x 16'9" (9.1m x 5.1m)

Fantastic space with two roller electric garage doors, personnel roller shutter door, attractive tiled floor, plastered and decorated walls, two radiators, under stairs storage cupboard, power, lighting, alarm, stairs lead to;

Gym/Potential Annexe

30'0" x 16'9" (9.1m x 5.1m)

(Max dimensions, including shower room). Plastered walls, vinyl tiled flooring, three Velux windows, two radiators, spotlights, door to;

Shower Room

Fitted with shower enclosure, low level wc, pedestal wash hand basin, tiled walls, spotlights, extractor fan.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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
Within 500 hundred metres of the seafront, beautiful sandy beach and the town centre amenities.

Directions
From our office on Roman Bank proceed north and take the second right onto Scarborough Avenue, at the Church follow around to the left and the property is located on the corner of Scarborough Avenue and Lumley Avenue adjacent to St Matthews Church.

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:
Tenure:
Property type:
Property construction:
Energy Performance rating:
Electricity supply:
Solar Panels:
Other electricity sources:
Water supply:
Sewerage:
Heating:
Heating features:
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - , Vodafone - , Three - , EE -
Parking:
Building safety issues:
Restrictions - Listed Building:
Restrictions - Conservation Area:
Restrictions - Tree Preservation Orders:
Public right of way:
Long-term area flood risk:
Historical flooding:
Flood defences:
Coastal erosion risk:
Planning permission issues:
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 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

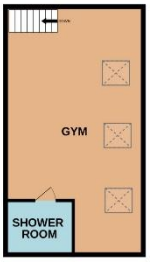
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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

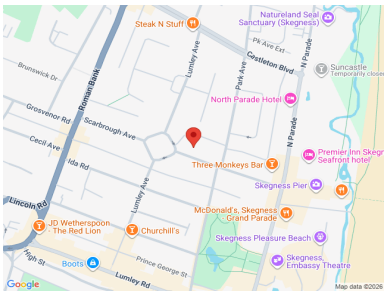
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR

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 ©2026



When it comes to property
it must be

lovelle

01754 769769
skegness@lovelle.co.uk

The Property Ombudsman