

Buy. Sell. Rent. Let.



11 Victoria Road, Skegness, PE25 3SB



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£165,000

When it comes to
property it must be


lovelle

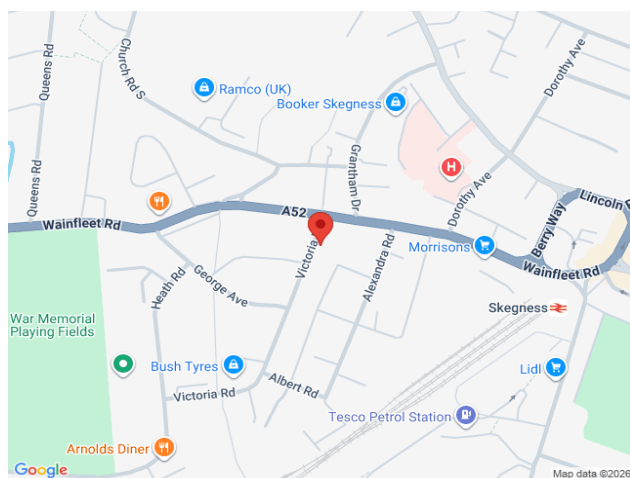


£165,000



Key Features

- NO ONWARD CHAIN
- Close to Town and Amenities
- Driveway and Garage
- Low Maintenance Enclosed Rear Garden
- Gas Central Heating
- Three Bedrooms and Bathroom
- EPC rating D
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

This detached bungalow offers well-arranged accommodation suited to a range of buyers. The property comprises three bedrooms and a family bathroom, together with a spacious lounge-diner and a practical kitchen. The accommodation benefits from gas central heating, ensuring comfort throughout the year. The home is presented to the market with no onward chain, enabling a straightforward purchase process.

Externally, the property features a low maintenance, enclosed rear garden, providing a private outdoor space. There is also a driveway and garage, delivering convenient off-road parking as well as useful storage.

Situated in Skegness, Lincolnshire, the property is within easy reach of the town centre and its comprehensive amenities. The location offers ready access to shopping, leisure and transport links, making it a practical choice for those seeking convenience.

Hall

Entered via UPVC door, radiator, doors to;

Kitchen

3.26m x 3.01m (10'8" x 9'11")

With UPVC window to the front aspect, radiator, fitted with range of base and wall cupboards with worktops over, Combi boiler (2025) one and half bowl sink, integrated electric oven, integrated gas hob, slim line dishwasher, Matsui washing machine.

Bedroom Three/Dining Room

3.02m x 2.94m (9'11" x 9'7")

With UPVC window to the side aspect, radiator.

Lounge

5.46m x 3.32m (17'11" x 10'11")

With UPVC window to the front aspect, two radiators, door to;

Inner Hall

With loft access, doors to;

Bathroom

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator, storage cupboard.

Bedroom Two

3.2m x 3.02m (10'6" x 9'11")

With radiator, fitted wardrobe, patio doors to the rear garden.

Bedroom One

3.14m x 3.02m (10'4" x 9'11")

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

Outside

To the front there is a low maintenance garden with drive and single garage to the side. With gated access leading to the rear garden, laid to decking and gravel enclosed by walling.

Services

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 1/2 a mile of the town centre, railway station, supermarkets and the golden sandy beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the fourth exit onto Wainfleet Road. Go past Morrisons and take the third left onto Victoria Road and the property 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/LDJ1DWUg47Xbkn8pnRuv9M/view>

Material Information Data

Council tax band: B

EPC rating: D

Detached bungalow, standard brick and block construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Vi a loft hatch

Outside areas: Front garden and Rear garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE great

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues recorded

Onward chain: no

Local Authority

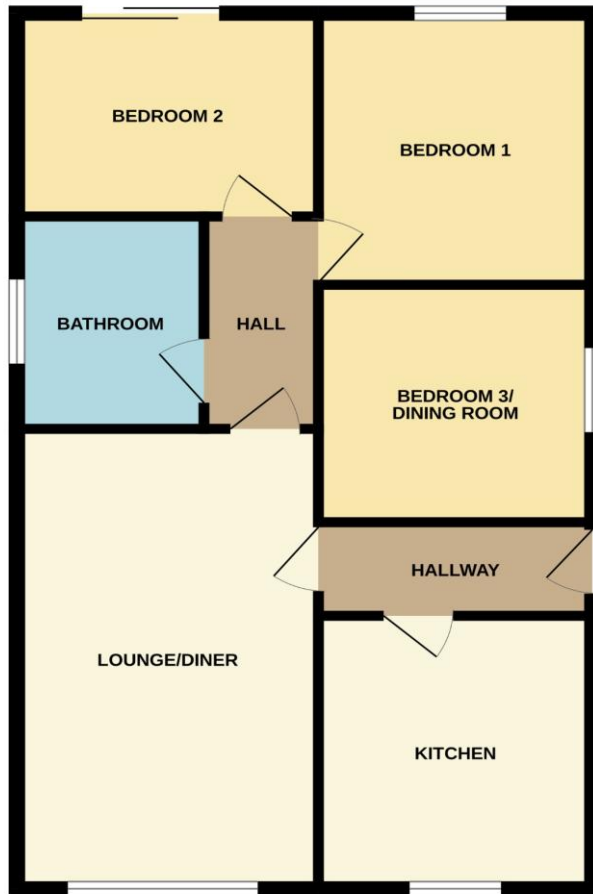
This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<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.

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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lovelle

01754 769769

skegness@lovelle.co.uk