

Buy. Sell. Rent. Let.



81 Church Lane, Winthorpe, PE25 1EG



4



1



2

£265,000

When it comes to  
property it must be

  
lovelle



£265,000

 4  1  2

### Key Features

- NO ONWARD CHAIN
- Open Field Views
- Bedroom with Ensuite
- Lounge and Conservatory
- Large Driveway and Detached Double Garage
- Bathroom Plus Further Separate WC
- EPC rating D
- Tenure: Freehold





WOW, extremely deceptively spacious, four bedroom bungalow with DOUBLE GARAGE and NO ONWARD CHAIN! Fantastic location with OPEN FIELD VIEWS to the rear aspect. The accommodation comprises; hallway with large cloaks cupboard, double bedroom with ensuite shower room, three further double bedrooms, large lounge with patio doors to conservatory and kitchen-diner with gas central heating and UPVC double glazing. Good size plot with front, side and rear gardens, long gravelled driveway with space for parking numerous cars leading to a detached double garage. Located just north of Skegness so the town is still within 2 miles but enjoys lovely open field views!

### Hall

With large cloaks cupboard, loft access ( some boarding, light drop down ladder), radiator, doors to;

### Kitchen-Diner

4.21m x 3.9m (13'10" x 12'10")

With UPVC window to the rear aspect, UPVC door to the side aspect, fitted with a range of base and wall cupboards, one and half bowl ceramic sink, with water softener, Rangemaster style cooker with extractor over, space for washing machine, integrated dishwasher, space for under unit fridge, radiator, central heating boiler.

### Lounge

6.6m x 3.9m (21'8" x 12'10")

With UPVC window to the side aspect, radiator, electric fire and surround, patio doors to;

### Conservatory

3.71m x 3.4m (12'2" x 11'2")

Of brick and UPVC construction, radiator, French doors to the rear garden.

### Bathroom

3.08m x 2.87m (10'1" x 9'5")

With UPVC window to the side aspect, shower cubicle, separate bath, back to the wall WC, wash hand basin inset to vanity unit, tiled floor, cupboard housing the hot water tank, radiator.

### WC

Low level WC.

### Bedroom One

3.9m x 3.65m (12'10" x 12'0")

With UPVC window to the front aspect, fitted wardrobes and dressing table.

### Bedroom Two

3.06m x 3.03m (10'0" x 9'11")

With UPVC window to the front aspect, fitted wardrobe and dressing table, radiator, door to;

### Ensuite

Shower cubicle, wash hand basin, low level WC, tiled walls.

### Bedroom Three/Dining Room

3.05m x 2.91m (10'0" x 9'6")

With UPVC window to the side aspect, radiator.

## Bedroom Four

2.97m x 2.89m (9'8" x 9'6")

UPVC window to the side aspect, radiator.

## Outside

To the front the garden is laid to lawn, plants and shrubs with gravel drive leading to the garage. The rear garden has a patio and lawn, sun awning, various plants, enclosed by fencing, gated access to the side garden mainly laid to lawn. Open views to the rear and a shed attached to the rear of the garage.

## Double Garage

5.58m x 5.5m (18'4" x 18'0")

With two windows to the rear aspect, personnel door to the rear garden, power and light.

## 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

Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

## Directions

From our office proceed northward along Roman Bank (A52) go over the Ship cross roads, pass the Northshore Golf Course on the right, Church lane will be found on the left hand side after the traffic lights, and the property will be found on the left hand side marked by our for sale board.

## Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

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: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great



Parking: Driveway, Off Street, and Garage  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: not known  
Public right of way: Not known  
Long-term area flood risk: No  
Historical flooding: Not known  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Ramp to front door  
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

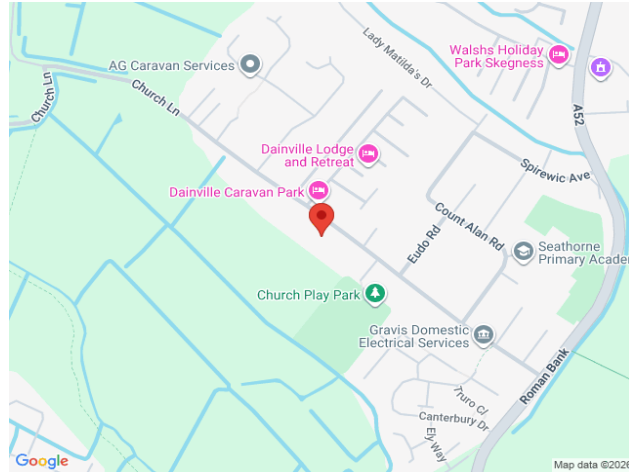
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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