

Buy. Sell. Rent. Let.



25 Barnes Road, Skegness, PE25 2PR



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£190,000

When it comes to  
property it must be

  
**lovelle**

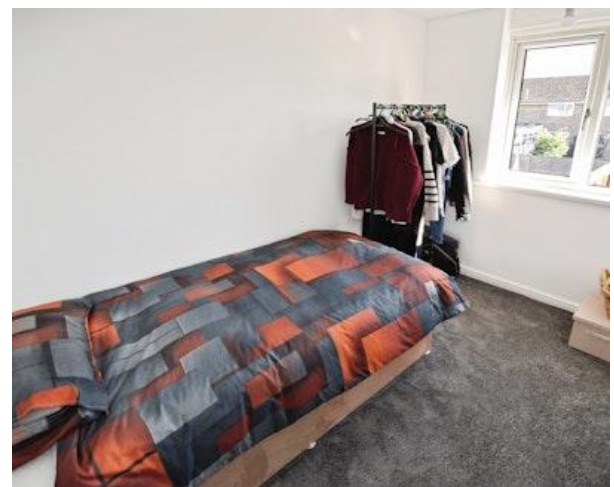


£190,000



### Key Features

- NO ONWARD CHAIN
- Three Bedrooms
- Driveway and Single Garage
- Extended and Greatly Improved
- EPC rating TBC
- Tenure: Freehold





WOW Upgraded and improved home for sale with NO ONWARD CHAIN! With enclosed front and rear gardens, driveway and single garage. Very handy location for schools and shops (within 1/2 a mile) and located down a no through road so quieter position with less traffic passing. This semi detached house has been extended to create a large lounge-diner and good size kitchen with three good sized bedrooms and family bathroom. With gas central heating and UPVC double glazing. The property has had new glass in the double glazing this year, the majority of the house has been replastered, new fencing to the large rear garden, new roof insulation (2025). A great house that must be seen!

### Hall

Entered via a UPVC front door, UPVC side panel, laminate flooring, radiator, stairs to the first floor, understairs storage cupboard, doors to;

### Lounge-Diner

5.72m x 5.15m (18'10" x 16'11")

Three UPVC windows, UPVC French doors to the rear garden, inset gas fire to brick surround.

### Kitchen

4.71m x 3.18m (15'6" x 10'5")

With UPVC window and door to the side aspect, Logic central heating boiler, fitted with range of base and wall cupboards, inset stainless steel sink, inset gas hob with extractor over, inset electric double oven, integrated fridge freezer, breakfast bar, laminate flooring, spotlights.

### Landing

With loft access, doors to;

### Bedroom One

3.98m x 3m (13'1" x 9'10")

With UPVC window to the rear aspect, radiator, UPVC window to the side aspect.

### Bedroom Two

3.84m x 2.96m (12'7" x 9'8")

With UPVC window to the front aspect, radiator, cupboard housing the hot water tank.

### Bedroom Three

3.07m x 2.1m (10'1" x 6'11")

With UPVC window to the rear aspect, radiator.

### Bathroom

2.14m x 1.91m (7'0" x 6'4")

With UPVC window to the front aspect, low level WC, pedestal wash hand basin, panelled bath with electric shower over and shower screen, ladder style radiator, tiled walls and floor, spotlights, extractor fan.

### Outside

To the front the garden is laid to lawn with walling and gated access to a concrete driveway with space for two cars and leads to the garage. The rear garden is laid to block paved patio and lawn with raised beds and is enclosed by fencing.

## Garage

5.14m x 3.06m (16'11" x 10'0")

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

## Services

The property has gas heating, mains 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

Handy position with pubs, schools, supermarket, Post Office, doctors The golden sandy beach, the town centre and train station are just over a mile.

## Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Go past the petrol station and turn left onto Lyndhurst Avenue take the second turn on the right into Barnes Road and the turning for the property will be found on the left hand side with the property being found on the left 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.

<https://moverly.com/sale/SCXBEDHYSiCYcM1cBQL3dV/view>

## Material Information Data

Tenure: Freehold

Council tax band: A

EPC rating: TBC

Semi-detached house, standard brick and block construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

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 good, Vodafone good, Three great, EE good

Parking: Garage, Driveway, and On Street

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues recorded

## 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.lovell.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

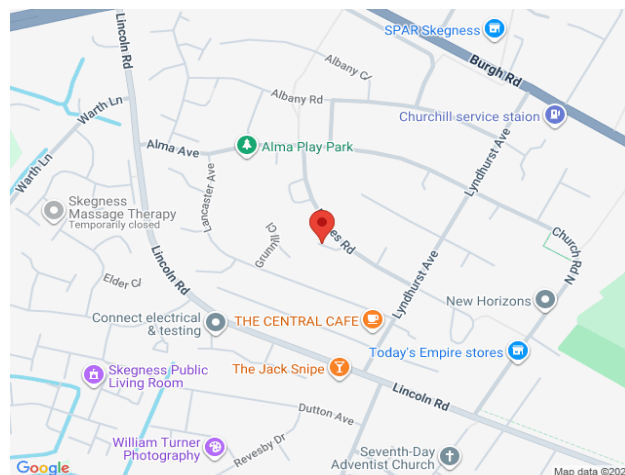
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

### Agents Notes

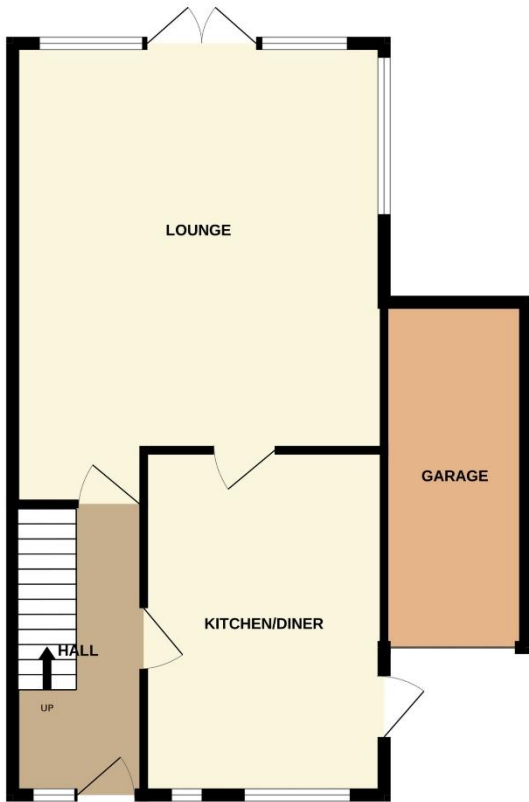
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not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