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3 Brancaster Drive, Skegness, PE25 1AT



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Offers in the region of £275,000

When it comes to  
property it must be

  
lovelle





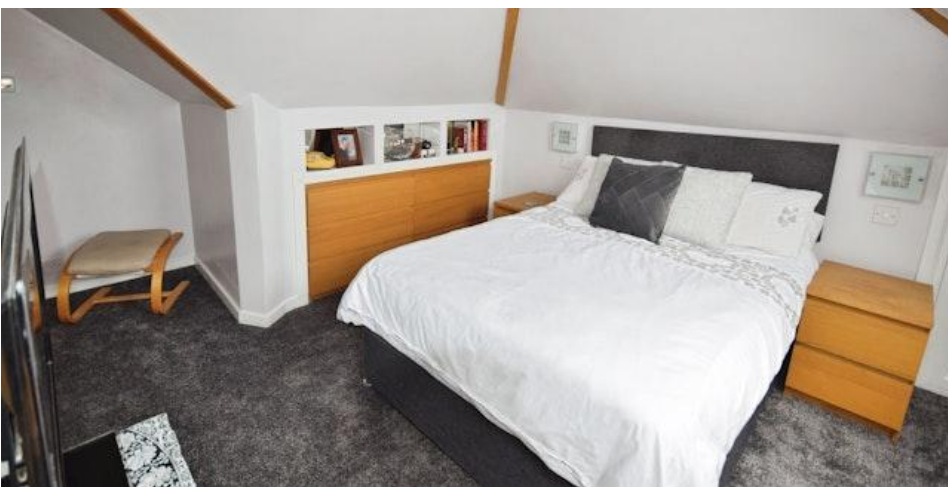
Offers over £288,000



### Key Features

- Extended Semi Detached House
- NO ONWARD CHAIN!
- Four Good Size Bedrooms
- Sought After Location and Close to Beach
- En-Suite Shower Room to Master
- Attractive Resin Driveway with Parking for Several Cars
- EPC rating D
- Tenure: Freehold









A beautifully presented four bedroom Semi-Detached house, close to the town, schools and beach. Accommodation comprises of; entrance hall, lounge, dining room, WC, kitchen and dining area, shower room, and en-suite shower to master, gas central heating and UPVC double glazing, driveway with off road parking, south facing rear garden, shed.

### Entrance

Entered via a part glazed UPVC entrance door to;

### Entrance Hall

With wooden flooring, smoke alarm, radiator, stairs off with under stairs cupboard.

### WC

With WC, wall mounted wash hand basin, tiled walls.

### Lounge

4.17m x 4.55m (13'8" x 14'11")

(maximum dimensions). With UPVC box bay window to the front aspect, TV point, gas fire, radiator, carpeted, coved ceiling.

### Sitting Room

3.42m x 3.8m (11'2" x 12'6")

With radiator, coved ceiling UPVC French doors to the rear garden.

### Kitchen

3.6m x 3.94m (11'10" x 12'11")

Fitted with a range of wall and base cupboards, with worksurfaces over, tiled splashbacks, double Belfast sink with mixer taps, space for Gas range cooker with chimney hood above, space and plumbing for washing machine, integrated dishwasher, wine cooler, space for American fridge freezer, pantry, tiled floor, cupboard housing the gas combi boiler, UPVC window to the side elevation, open to;

### Dining Area

3.75m x 3.83m (12'4" x 12'7")

With UPVC window to the side aspect, radiator, wooden flooring UPVC French doors to the rear garden.

### Landing

With radiator, over stairs storage cupboard, door to the staircase to second floor and doors to;

### Shower Room

2.47m x 1.52m (8'1" x 5'0")

With WC, pedestal wash hand basin, tiled shower cubicle with electric shower, extractor fan, tiled floor, UPVC window to the rear aspect.

### Bedroom Two

3.81m x 3.35m (12'6" x 11'0")

With UPVC window to the front aspect, radiator, TV point, coved ceiling.

### Bedroom Three

3.43m x 3.6m (11'4" x 11'10")

With UPVC window to the rear aspect, radiator, coved ceiling.

### Bedroom Four

2.22m x 3.62m (7'4" x 11'11")

With UPVC window to the rear aspect, radiator, coved ceiling.

### Dressing Room/Study

2.32m x 2.08m (7'7" x 6'10")

With UPVC window to the front elevation, radiator. With stairs to second floor/master bedroom.

### Master Bedroom

4.16m x 4.39m (13'7" x 14'5")

With two rooflight windows to the front elevation, radiator, built in drawers, eaves storage space, door to;

### En-Suite

With rooflight window to the side aspect, WC, wall hung vanity drawers with inset basin, shower cubicle with shower, electric under floor heating, radiator.

### Outside

The front garden has a recently laid, attractive resin driveway, providing off road parking. Double gates to the side of the house lead to the south facing rear garden being fully enclosed with patio and decked area, lawned area, raised flower beds, built in fire pit with large stone built bench seating area and concrete sectional shed.

### Services

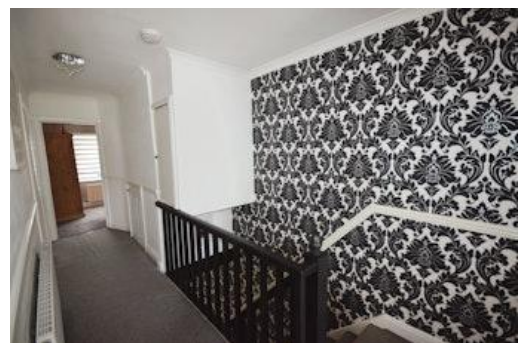
The property has mains gas, water, sewerage and electricity. The property does not have central heating. We have not tested any systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. 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 position, in popular residential area of Skegness within 500m of the beach and North Shore Golf Club/hotel/restaurant and less than a mile to the town centre, supermarkets and railway station.

### Directions

From our office on Roman Bank proceed north and turn right onto Scarborough Avenue. At the Church turn left onto Lumley Avenue. At the end of the road turn left then almost immediately right onto Sunningdale Drive at the cross roads with Brancaster Drive turn right and the property will be found on the right hand side 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/properties/M1x1x9zZnj8AKwWE46awVE/view#property>

## Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Gated, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

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.

Mortgage Advice

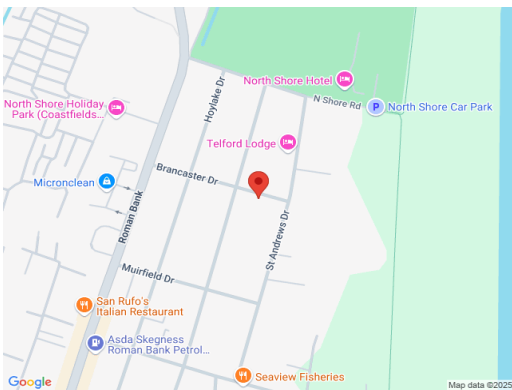
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR



1ST FLOOR



2ND 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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