

Buy. Sell. Rent. Let.



78 Sandbeck Avenue, Skegness, PE25 3JS

6 3 2

£350,000

When it comes to  
property it must be

**lovelle**

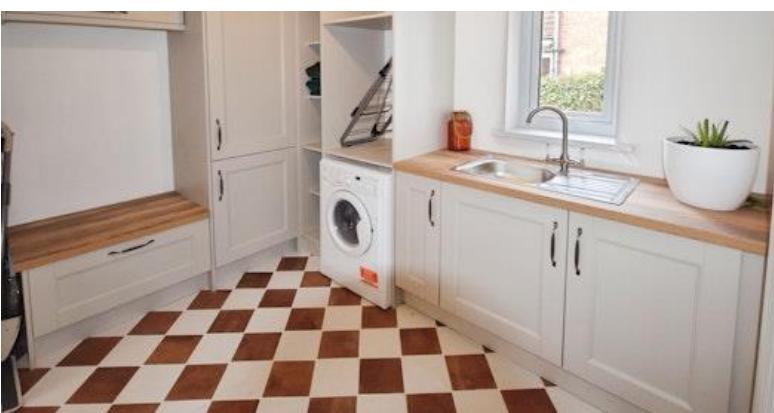


£350,000

#### Key Features

- Beautifully Renovated Spacious Detached House
- Gorgeous Newly Fitted Kitchen - Diner with French Doors to Rear Garden
- Newly Re-fitted Utility Room and Downstairs WC
- Large Lounge with Bay Window
- Completely Re-wired, New UPVC Triple Glazed Windows
- Completely Re-plumbed & New Condensing Gas Central Heating Boiler
- EPC rating C
- Tenure: Freehold







Beautifully renovated, spacious, versatile detached house CLOSE TO BEACH & SHOPS! This lovely home has been lovingly upgraded throughout with new UPVC triple glazing, completely re-wired, new condensing boiler and all new pipework, re-plastered downstairs, new kitchen, all new bathrooms, new flooring throughout and new decor. In the agent's opinion this home offers flexible accommodation that could suit many different families/living arrangements. The property offers great size accommodation for larger families, multi-generational living, people looking to work from home, people looking for extra space for hobbies/guests etc. The convenient location means the beach and the town centre are only 500 metres away, plus Tesco's and the train and railway station are at the end of the road! The accommodation comprises; spacious entrance hall, large lounge with bay window, large kitchen -diner, utility room, downstairs wc, large master bedroom with luxurious en-suite bathroom with twin bath to the first floor, two further double bedrooms and family bathroom and on the second floor a further shower room and three further bedrooms.

### Hall

16'7" x 7'9" (5.1m x 2.4m)

Entered via a composite front door with UPVC side panels, laminate flooring, vertical modern radiator, stairs to the first floor, open to kitchen and door to;

### Lounge

17'0" x 14'4" (5.2m x 4.4m)

With UPVC bay window to the front aspect, feature fireplace, two modern radiators, laminate flooring.

### Kitchen/Diner

22'8" x 16'5" (6.9m x 5m)

With UPVC French doors to the rear garden, UPVC window to the side aspect, two vertical modern radiators, laminate flooring, fitted with a range of base and wall cupboards, pan drawers with worksurfaces over, integrated wine cooler, space for American style fridge-freezer, L-shaped island with base cupboards and pan drawers, worksurfaces over, inset stainless steel sink, integrated dishwasher, doors cleverly disguised as cupboard doors/part of the kitchen lead to;

### Utility Room

11'9" x 9'9" (3.6m x 3m)

With UPVC door to the side aspect, UPVC window, fitted with base and wall cupboards, larder cupboard, space for washing machine and tumble dryer, stainless steel sink, vertical modern radiator, tiled floor, sliding door to;

### WC

With tiled floor, UPVC window to the side aspect, WC, wash hand basin with vanity unit, Victorian style radiator with integrated towel rail.

### Landing

With UPVC window to the side aspect, stairs to second floor, doors to;

### Master Bedroom

18'2" x 14'4" (5.5m x 4.4m)

With UPVC bay window to the front aspect, radiator, TV point, doorway to;

## En-suite

9'4" x 7'9" (2.8m x 2.4m)

With UPVC window to the front aspect, fantastic feature having two person bath with shower over and shower screen, WC, twin wash hand basins with vanity, water proof panelling to walls where appropriate, vinyl flooring.

## Bedroom Two

16'5" x 11'9" (5m x 3.6m)

With UPVC windows to the side and rear aspects, radiator, TV point.

## Bedroom Three

12'0" x 9'9" (3.7m x 3m)

With UPVC window to the rear aspect, radiator, TV point.

## Bathroom

12'1" x 7'2" (3.7m x 2.2m)

With two UPVC windows to the side aspects, great design with walk in wet room style shower area with bath beyond, wash hand basin with vanity unit, WC, vinyl flooring, tiling to walls where appropriate.

## Second Floor Landing

7'4" x 7'3" (2.2m x 2.2m)

Generous size with room to use as a study area. With UPVC window to the side aspect, loft access with drop down ladder (light and fully boarded) doors to;

## Shower Room

10'4" x 7'1" (3.1m x 2.2m)

With UPVC window to the side aspect, WC, wash hand basin with vanity, walk in wet room style shower, tiled floor, water proof panelling to walls.

## Bedroom Four

12'0" x 12'0" (3.7m x 3.7m)

With UPVC window to the side aspect, radiator, TV point.

## Bedroom Five

10'0" x 12'0" (3m x 3.7m)

With UPVC window to the side aspect, radiator, TV point.

## Bedroom Six

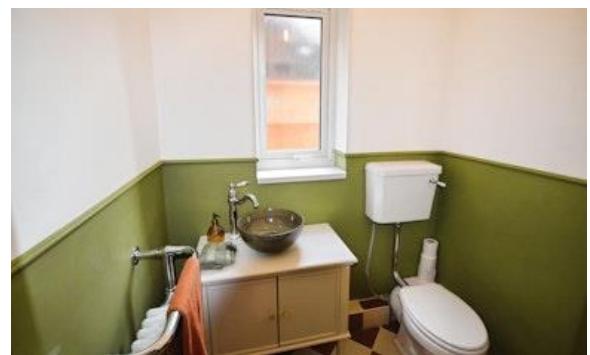
10'5" x 7'2" (3.2m x 2.2m)

With UPVC window to the side aspect, radiator.

## Outside

To the front and side of the property is a gravelled frontage and drive, gated access opens to the rear garden which is laid to patio and gravel with two brick stores attached to the rear of the house, greenhouse and timber shed enclosed by fencing and hedging.





## 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

The convenient location means the beach and the town centre are only 500 metres away, plus Tesco's and the train and railway station are at the end of the road!

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue and the property will be found on the right 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.

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.

<https://moverly.com/sale/EPNdDDu37ptfZoTzeuFY8V/view>

## Material Information Data

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

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: Triple glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway  
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: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access and Level access shower  
Coal mining area: No  
Non-coal mining area: No  
All information is provided without warranty. Co

## 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



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.  
Made with Metropix ©2020

When it comes to **property**  
it must be

  
**lovelle**

01754 769769

skegness@lovelle.co.uk