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27 Lyndhurst Avenue, Skegness, PE25 2QD



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£185,000

When it comes to
property it must be


lovelle



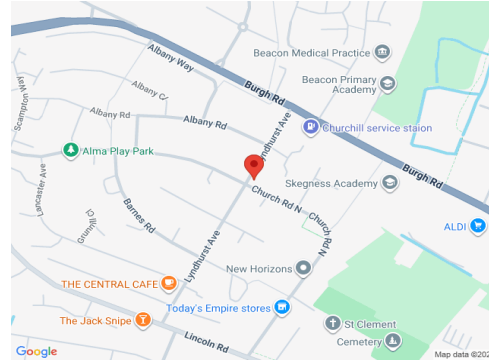
£185,000

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Key Features

- Great Corner Plot Location
- Handy & Convenient Location, on a Bus Route and Shops Around the Corner
- Driveway & Garage
- Modern Shower Room
- Low Maintenance Gardens
- Gas Central Heating & UPVC Double Glazing
- EPC rating D
- Tenure: Freehold





This well-appointed two-bedroom bungalow presents an appealing opportunity within a convenient area of Skegness. Situated on a low maintenance corner plot, this property combines practicality with comfort. The accommodation includes two double bedrooms, offering ample space for relaxation and storage, and a modern shower room designed to meet contemporary living needs. The interior features a welcoming lounge, a conservatory for additional living space, and a well-equipped kitchen/diner suitable for everyday meals as well as entertaining. Gas central heating is installed throughout, complemented by UPVC double glazing to ensure comfort and energy efficiency in every season. Externally, the low maintenance gardens provide pleasing outdoor areas without the demands of extensive upkeep. The property benefits further from a driveway and garage, offering convenient off-street parking and secure storage. Positioned in a great corner plot location, this residence also enjoys excellent accessibility, situated conveniently on a bus route with local shops just around the corner. The freehold tenure offers peace of mind for those seeking a long-term home. Skegness, located on the Lincolnshire coast, is a well-established seaside town known for its wide sandy beaches and a range of local amenities. The town offers a variety of shopping, dining, and leisure facilities, along with strong transport links including regular bus services. Residents benefit from local parks, healthcare providers, and educational facilities, making this a practical location for a relaxed coastal lifestyle.

Entrance Porch

Entered via UPVC front door with UPVC windows, UPVC door to;

Hall

With radiator, loft access (with drop down ladder, boarding and light), doors to;

Kitchen/Diner

3.33m x 3.16m (10'11" x 10'5")

With UPVC window to the side aspect, radiator, fitted with range of base and wall cupboards with worktops over, inset one and half bowl sink, space for washing machine, space for gas cooker, extractor fan over, door to;

Rear Hall

With storage cupboard, radiator, UPVC door to the rear porch and door to;

Storeroom

2.27m x 2.12m (7'5" x 7'0")

With UPVC window to the rear aspect, Vaillant combi boiler, fitted shelving, space for further appliances.

Rear Porch

With UPVC windows and door to the side aspect.

Shower Room

2.27m x 2.12m (7'5" x 7'0")

With two UPVC windows, large shower enclosure, low level WC (comfort height), wash hand basin inset to vanity unit, radiator, waterproof boarding to walls, fitted storage cupboard.

Lounge

5.48m x 3.46m (18'0" x 11'5")

(measurement into bay). With UPVC bay window to the front aspect, radiator, inset gas fire and marble hearth with wooden surround.

Bedroom One

3.64m x 3.49m (11'11" x 11'6")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.46m x 3.31m (11'5" x 10'11")

Currently used as a second sitting room with radiator, UPVC French doors to;

Conservatory

2.76m x 2.28m (9'1" x 7'6")

Of UPVC construction with door to rear garden.

Outside

To the front and side are gravelled gardens which are enclosed by walling and railings. The driveway, off Church Road North leads to the single garage. To the rear is a garden laid to patio enclosed by fencing and gated access opens to side of the garage.

Garage

5.14m x 2.77m (16'11" x 9'1")

With window to rear, personnel door opens to the rear garden, up and over door to the drive, 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

Handy position with pubs, schools, supermarket, Post Office, doctors all within 500 metres! The golden sandy beach, the town centre and train station are just over a mile from the bungalow too!

Direction

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 and the bungalow will be found on the left hand side marked by our for sale board.

Material Information Data

Tenure: Freehold

Council tax band: B

EPC rating: D

Detached bungalow, standard brick and block construction

2 bedrooms, 1 shower room

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Ladder and lighting

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 great, EE great

Parking: Driveway and garage

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
Specialist issues: None known
Onward chain: Yes

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.

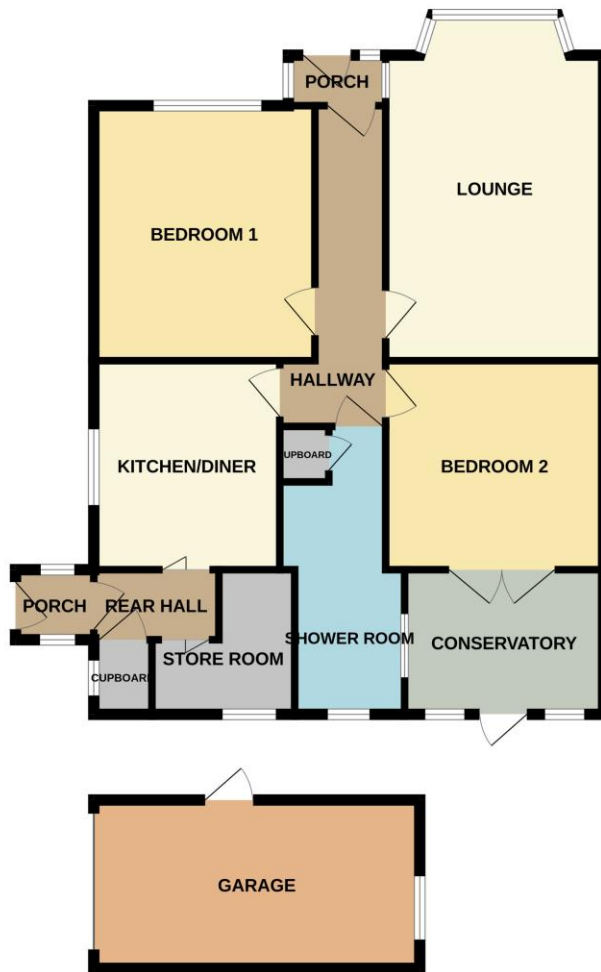
Agents Notes

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



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


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