

Buy. Sell. Rent. Let.



206 Lincoln Road, Skegness, PE25 2PB



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£190,000

When it comes to  
property it must be

  
**lovelle**



£190,000



- Key Features**
- NO ONWARD CHAIN
  - Good Size Lounge
  - With Large Carport and Single Garage
  - Two Double Bedrooms

- Kitchen with Door to Conservatory
- Front & Rear Gardens
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! With LARGE CARPORT & SINGLE GARAGE! This lovely detached bungalow offers; entrance porch, spacious hallway, lounge, kitchen with conservatory off, two double bedrooms and bathroom with gas central heating and UPVC double glazing. There are good size front and rear gardens and large covered carport leading to the single garage. Set well back from the road with wide tree lined, lawned verge giving a airing, spacious feeling to the position yet located less than a mile from the town centre, amenities, beach, train station!

### Porch

Entered via a UPVC front door, door to;

### Hall

With access to the loft, radiator, storage cupboard, doors to;

### Lounge

5.02m x 3.58m (16'6" x 11'8")

With UPVC windows to the front and side aspects, two radiators, electric fire with surround.

### Bedroom One

3.93m x 2.76m (12'11" x 9'1")

With UPVC window to the rear aspect, freestanding mirrored wardrobes.

### Bedroom Two

3.64m x 3.19m (11'11" x 10'6")

With UPVC window to the front aspect, radiator, freestanding wardrobes.

### Bathroom

1.93m x 1.69m (6'4" x 5'6")

With UPVC window to the rear aspect, wash hand basin inset to vanity, low level WC, bath with electric shower over, tiled walls, radiator.

### Kitchen

3.04m x 3.02m (10'0" x 9'11")

With UPVC window to the side aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, freestanding gas cooker, Amica Fridge/freezer, radiator, UPVC window and door to;

### Conservatory

4.85m x 2.56m (15'11" x 8'5")

Of UPVC construction, tiled floor, door to the rear garden, worktops with plumbing beneath for washing machine.

### Outside

To the front of the property there are gardens laid to lawn with gated access to both sides leading to the rear garden which is laid to concrete patio and lawn with flower borders. Sliding door from the service road from the rear opens to the large, covered car port ( 6.6 m x 4.8 m) to provide secure and covered car parking and leads to the garage.

## Garage

With light and power, personnel door opens into the rear garden. To the rear of the garage is an attached brick store.

## Services

The property has gas central heating, mains water, drains 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

Close to town with all its amenities; shops, beach and supermarkets all within a mile!

## Directions

From our office on Roman Bank follow the one way system and take the exit onto Lincoln Road, continue along this road turn right onto Lyndhurst Avenue and then first left onto Beaumont Court (service road) and the property can be found on the left 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.

<https://moverly.com/sale/9aavnK152tj8KrZ3iMhiop/view>

## Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: D

Detached bungalow, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: Lateral living

Loft: insulated and un boarded, accessed by Hatch in hallway

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: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE great

Parking: Covered, Garage, Gated, Driveway, Off Street, and Rear

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

No specialist issues recorded

Onward chain: no

## Title Register Restrictions

The property must only be used as a single private home, and only detached or semi-detached houses are permitted.

Any new buildings or major changes must have plans approved by the local council's surveyor before work starts.

No buildings can be built beyond the established 'building line' (the consistent line of houses along the street). The owner is responsible for maintaining the walls and fences along the front and sides of the property in good repair.

The owner must not do anything on the property that causes a nuisance or annoyance to the neighbours.

The owner does not have a 'right to light or air' that would prevent the original building company from developing their nearby land. This means the owner cannot legally object to new buildings nearby on the grounds that they block light or airflow.

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

  
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