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72 Church Lane, Skegness, PE25 1EW



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Offers Over £375,000

When it comes to
property it must be


lovelle



Offers Over £375,000



Key Features

- Beautifully Modernised & Extended Detached Bungalow
- Great Size Plot- Landscaped, Private/Not Overlooked Enclosed Garden
- Triple Width Block Paved Driveway
- Fabulous Kitchen Open Plan to Lounge-Diner with Ceiling Lantern & French Doors to the Rear Garden

- Fabulous Bathroom with Roll Top Bath
- Immaculate Flexible Accommodation
- NO ONWARD CHAIN!
- EPC rating C
- Tenure: Freehold





This beautifully modernised and extended detached bungalow in Winthorpe on the outskirts of Skegness, presents an outstanding opportunity for those seeking spacious and flexible accommodation. The property has been finished to an exceptionally high standard throughout, featuring immaculate and versatile living spaces that can be configured as four double bedrooms or three bedrooms with a further reception room, depending on individual requirements. The heart of the property is a superbly appointed open-plan kitchen and lounge-diner, designed to combine style and functionality. The kitchen is equipped to a very high specification with integrated appliances and the lounge-dining area benefits from a ceiling lantern, flooding the space with natural light, while French doors open onto the rear garden to create a seamless connection between indoor and outdoor living areas. The addition of gas central heating to the property and air conditioning within the kitchen and lounge-diner helps to ensure comfort throughout the season. A luxurious bathroom provides both elegance and relaxation, featuring a striking roll top bath that serves as a centrepiece to this contemporary space. The bungalow's layout offers considerable flexibility for families or those seeking adaptable work-from-home or leisure spaces. The property stands on a great size plot with a landscaped, private, not over-looked and enclosed rear garden—ideal for both recreation and entertaining. To the front, a triple width block paved driveway provides ample off-street parking, enhancing its practicality for modern living. Further potential is offered for those wishing to adapt or expand the property, as it has previously gained planning permission to convert the loft and to build a garage, subject to renewed permissions and any necessary consents. This home is offered for sale with no onward chain, streamlining the process for prospective purchasers and enabling a swift and straightforward transaction. Skegness is a well-regarded coastal town located in Lincolnshire, offering a wide range of services, amenities, and attractions. The area is known for its traditional seaside character, with expansive beaches, local shops, and leisure facilities catering to residents and visitors alike. Convenient transport links connect Skegness to the surrounding region and further afield, making it an accessible and practical choice for homeowners. The blend of community amenities, recreational opportunities, and natural scenery ensures the area remains a desirable location for a variety of buyers. This property is located towards the bottom of the lane, close to open fields with picturesque walks and public footpaths off and the golden sandy beach and North Shore golf course is just over a mile away!

Hall

Entered via composite front door with wall panelling, Karndean flooring, recessed spotlights, feature radiator, useful bench seat with coat hooks and storage over, doors to;

Bedroom One 6m x 4.113m (max dimensions into bay)

With UPVC bay window to the front aspect, feature radiator.

Bedroom Two 4.86m x 3.13m

With UPVC window to the front aspect, radiator.

Bedroom Three 4.386m x 3.3m

With three UPVC full length windows, one being tilt and turn so can be used as a door opening to the rear garden, radiator, recessed spotlights.

Bedroom Four 3.313m x 3.290

With UPVC window to the side aspect, radiator, loft access (with drop down ladder and light).

Bathroom 2.611m x 2.102m

With UPVC window to the side aspect, tiled floor, 1/2 tiled walls, roll top bath with mixer tap/shower attachment, wash hand basin, low level wc, ladder style radiator.

Kitchen 4.841m x 3.280m

Fitted with base and wall cupboards, solid wooden work surfaces, inset stainless steel sink, range style cooker with 3 electric ovens and 5 ring gas hob, extractor fan over, two integrated under counter fridges, integrated dishwasher, integrated breakfast bar, recessed spotlights, Karndean flooring which continues through into the;

Lounge-Diner 5.847m x 4.627

Beautiful room with central ceiling lantern and inset feature lighting, media wall with inset fire, Samsung air con/heating unit, recessed spotlights, UPVC French doors to the rear garden plus full length side windows.

Outside

To the front is modern rendered walling, artificial grass. To the side is a triple width block paved driveway. Gated access opens to the rear garden which is laid to lawn with gravelled borders edged with timber plus large patio area. All enclosed by hedging and fencing and is not overlooked so offers a good level of privacy. Footpath to the rear of the lounge leads to the;

Laundry Room

Of timber construction with double doors, space and plumbing for washing machine, tumbler and freezer.

Directions

From our office on Roman Bank proceed north going straight on at The Ship traffic lights. Opposite the golf course turn left onto Church Lane and proceed along and the property can be found on the right hand side.

Location

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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.

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.

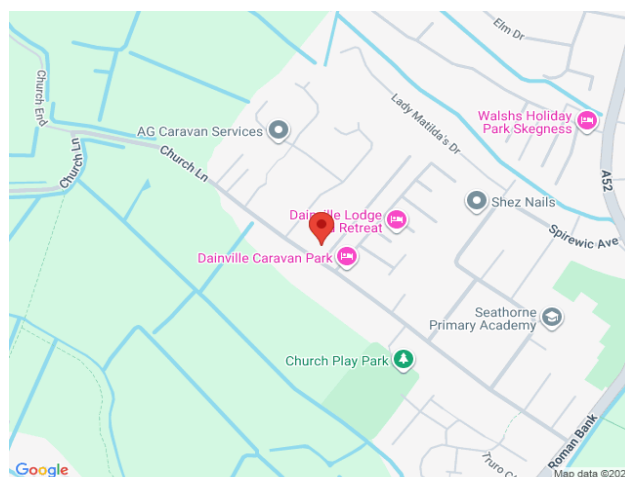
Material Information Link

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<https://moverly.com/sale/YR42cPN3v7K94BcRcSK3aW/view>

Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: C
Detached bungalow, standard brick and block construction
4 bedrooms, 1 bathroom, 1 reception
Loft: insulated and unboarded, accessed by Pull down ladder
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: Air conditioning, double glazing, and fire
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway, Private, and Off Street
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

GROUND FLOOR
1496 sq.ft. (139.0 sq.m.) approx.



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