

Buy. Sell. Rent. Let.



35 Ida Road, Skegness, PE25 2AU



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£335,000

When it comes to
property it must be


lovelle



£335,000

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Key Features

- Spacious, Immaculate & Modernised & Upgraded Throughout
- Driveway to Front & Driveway Off Service Road with Room for 2 Cars & Large Garage
- Close to Town & Beach
- Four Bedrooms Detached House
- Kitchen, Dining Room, Lounge, Conservatory & Study
- En-Suite To Master Bedroom
- EPC rating D
- Tenure: Freehold





CLOSE TO TOWN & BEACH -IMMACULATE, MODERNISED SPACIOUS HOME! This distinguished four-bedroom detached house presents an excellent opportunity for those seeking a spacious and refined family residence in Skegness, Lincolnshire. The property successfully combines modern upgrades with a range of attractive period details, providing both character and comfort in equal measure. Set within a desirable locale, this home is arranged over generous proportions and is ideally suited to meet a variety of lifestyle requirements.

The accommodation comprises a thoughtfully designed array of living spaces, including a welcoming lounge, an airy conservatory, a well-appointed dining room and a separate study, ensuring ample flexibility for everyday living or entertaining. The modernised kitchen offers practical functionality for day-to-day family life at the heart of the home. Notably, the lounge features a charming log burner, and the interior is enhanced by appealing period features such as an Arts & Crafts balustrade and attractive leaded glass, adding both character and aesthetic value.

The property provides four generous bedrooms. There is one large bedroom to the ground floor (or a further reception room if required) and three to the first floor including master bedroom benefitting from an en-suite, while the upstairs family bathroom and a ground floor WC ensure convenience for all residents and guests. Contemporary updates throughout the house include an array of modern fixtures and fittings, while the overall presentation remains immaculate and meticulously maintained.

Externally, the property offers both a driveway to the front for several cars and an additional driveway accessed via a service road at the rear, with space to accommodate two further cars. A large garage is also provided, supporting both parking and storage needs.

Gas central heating supports the comfort of the home and the freehold tenure provides peace of mind for purchasers.

Situated in Skegness, Lincolnshire, the property enjoys close proximity to a diverse range of local amenities and facilities. Skegness is renowned for its attractive coastal setting, active community, and convenient access to transport links, schools and recreational facilities. The area provides a balanced mix of leisure, education and commerce, making it well-suited for families and individuals looking for a high quality of life in a coastal environment. Residents benefit from easy connections to both town and countryside, facilitating a well-rounded lifestyle.

Side Entrance Porch

With UPVC double glazed entrance door with leaded and stained glass and tiled floor and ceiling light point.

Entrance Hall

With UPVC leaded and stained glazed entrance door, built in cupboard under the stairs, Arts & Crafts style balustrade with stairs to the first floor, picture rail, doors to;

Lounge

5.05m x 3.91m (16'7" x 12'10")

With cast iron wood burner set within a composite marble hearth, with feature triangular leaded and stained window to the side aspect, radiator, UPVC bay window to the front elevation, picture rail.

Sitting Room/Bedroom Four

5.16m x 3.96m (16'11" x 13'0")

With radiator, UPVC window to the front aspect, cupboard housing consumer unit (fitted 2023), picture rail.

Dining Room

3.96m x 3.76m (13'0" x 12'4")

With radiator, built in storage cupboard, UPVC door to the rear entrance porch, door into the kitchen and UPVC doors leading into the;

Conservatory

6.02m x 2.74m (19'10" x 9'0")

Of UPVC construction with laminate flooring, ceiling light fan, UPVC double glazed door into the rear garden and UPVC door to the side aspect, patio doors to the rear garden.

Kitchen

3.43m x 3.23m (11'4" x 10'7")

Fitted with a range of base and wall units with worktops over, tiled splash backs, sink unit with mixer tap, integrated electric oven with induction hob with extractor fan above, space for fridge/freezer, space and plumbing for washing machine, wall mounted Worcester gas central heating boiler, wood effect flooring UPVC windows to the side and rear aspects.

Rear Entrance Porch

With UPVC door leading to the rear garden, door to;

Cloakroom/WC

With WC, tiled floor, window to the rear aspect, tiling to walls.

Landing

Lovely spacious landing with access to the roof space (pull down loft ladder, boarding and light), doors to;

Bedroom One

5.11m x 3.96m (16'10" x 13'0")

With built in wardrobes, radiator, UPVC bay window to the front aspect, picture rail, door to;

En-Suite Shower Room

2.29m x 2.13m (7'6" x 7'0")

With low level WC, hand basin set into vanity unit, tiled walls, spotlights, shower enclosure, ladder style radiator, UPVC window to the side aspect.

Bedroom Two

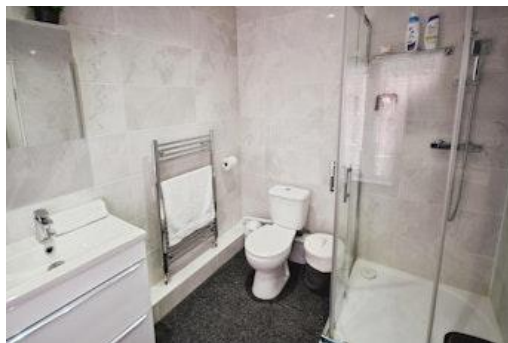
5.05m x 3.91m (16'7" x 12'10")

With UPVC window to the front aspect, radiator, picture rail.

Bedroom Three

3.76m x 2.9m (12'4" x 9'6")

With UPVC window to the rear aspect, picture rail.





Study/Office

2.13m x 1.55m (7'0" x 5'1")

With bookcase/shelving, radiator.

Bathroom

4.95m x 1.45m (16'2" x 4'10")

With panelled bath, low level WC, pedestal wash hand basin, ladder style radiator, UPVC window to the rear aspect, single glazed opaque window, tiled walls.

Outside

To the front dropped kerb gives access to tarmac driveway that leads to stone chipped frontage providing off road parking for several vehicles. Paved path leads to the side entrance door and to the other side of the house is gated side access to the rear garden. The rear garden has a raised decked seating area with artificial lawn, steps leading down to large lawned area with gravelled borders, shrubbery, and a footpath leads down to a paved seating area. Beyond this a double width gravelled area for off road parking for two cars accessed through double gates from the service road. There is also a timber storage shed and there is a detached garage next to the car parking area also accessed from the service road.

Large Single Garage

18'0" x 11'0" (5.5m x 3.4m)

Of brick construction with concrete floor, personnel door to the garden, UPVC window, power and light.

Services

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

Great position close to town centre and the park/Tower Gardens (both within 200 metres) and the beach is also only 500 metres away!

Directions

From our offices on Roman Bank turn down Alghitha Road (almost opposite our office). Turn left onto Lumley Avenue and then right onto Ida Road and the property will be found on the left 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/sale/HTJ2dHzT3FkfBxG1YPRYjU/view>

Material Information Data

Tenure: Freehold
Council tax band: D
EPC rating: D
Detached house, standard brick and block construction
4 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by 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: Double glazing and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Garage, 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
Non-coal mining area: yes
No specialist issues recorded
Onward chain: yes

Title Register Restrictions

Restrictive covenants contained in the Conveyance dated 21 January 1928 registered against the title, these impose limits on what the owner may do with the land (for example, restrictions on development, use or alterations). The original 1928 conveyance must be checked for the precise terms and extent of those restrictions.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

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

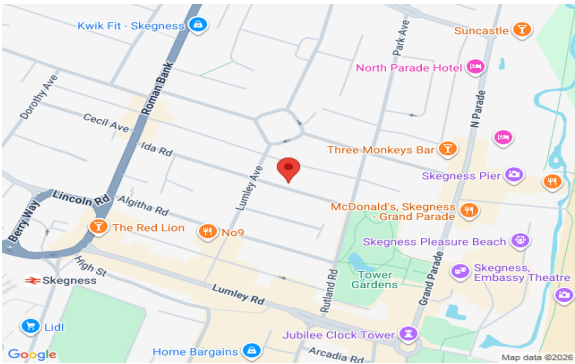
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.

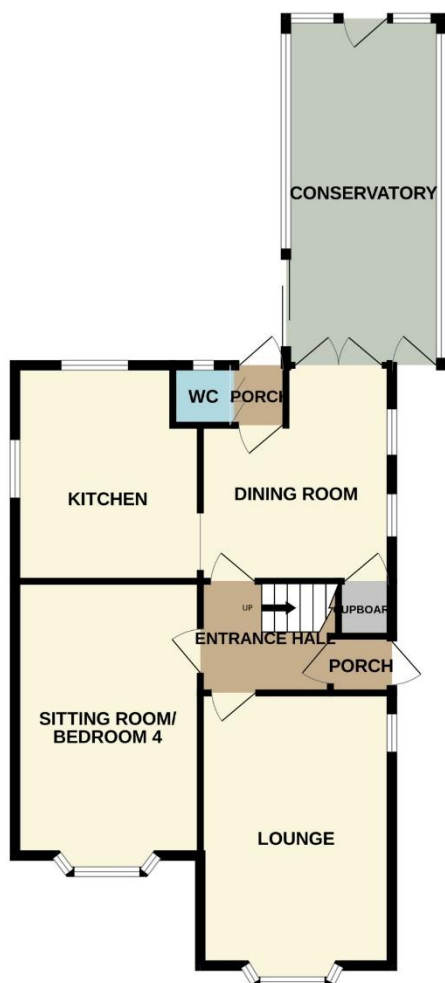
Anti-Money Laundering Regulations

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.

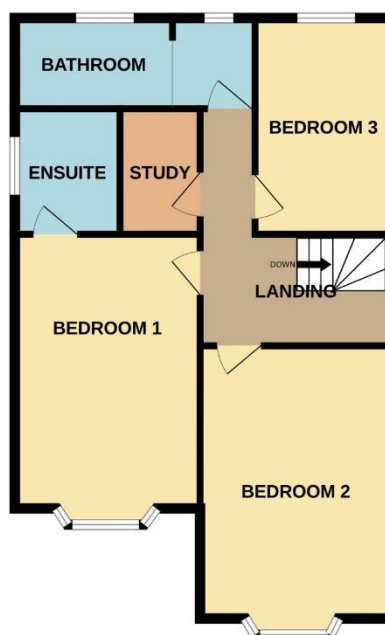


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 sq.m.) approx.

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 6/2025

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