

Buy. Sell. Rent. Let.



1A Burlington Road, Skegness, PE25 2EW



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2

£225,000

When it comes to  
property it must be

  
lovelle



£225,000



**Key Features**

- No Onward Chain
- Modernised & Upgraded by Current Owners
- Large Kitchen-Diner with Feature Vaulted Ceiling
- Good Size Lounge
- Two Double Bedrooms
- Gas Central Heating - Completely New System & Boiler 2021
- EPC rating TBC
- Tenure: Freehold



Offered to the market with no onward chain, this beautifully modernised and upgraded bungalow presents a fantastic opportunity for buyers seeking a move-in ready home. The property has been thoughtfully improved by the current owners, including a completely new gas central heating system and boiler installed in 2021, ensuring comfort and efficiency throughout. At the heart of the home is a stunning large kitchen-diner, featuring a striking vaulted ceiling that creates a wonderful sense of space and light – perfect for both everyday living and entertaining. The bungalow also boasts a good-sized lounge, providing a cosy yet spacious setting to relax and unwind. There are two double bedrooms, offering comfortable accommodation, alongside the added practicality of a handy utility room for additional storage and laundry space. Externally, the property continues to impress with a driveway providing parking for three cars, as well as a carport and garage, catering to multiple vehicles or further storage needs. To the rear, you'll find a private enclosed garden, ideal for enjoying outdoor dining, gardening, or simply relaxing in a secure setting. This superb bungalow combines modern upgrades with practical living space, making it an ideal choice for downsizers, small families, or those seeking single-level living. Good location on a no-through road but also within half a mile of the supermarkets, train station and town centre.

### Hall

With UPVC entrance door, with a glazed side panel, radiator, access to the roof space, built in cupboard housing the central heating combi boiler fitted 2021, doors to;

### Lounge

5.51m x 3.33m (18'1" x 10'11")

With UPVC window to the front aspect, radiator, laminate flooring.

### Bedroom One

4.24m x 3.38m (13'11" x 11'1")

With UPVC window to the rear aspect, radiator, laminate flooring.

### Bedroom Two

2.92m x 2.62m (9'7" x 8'7")

(maximum dimensions). With UPVC window to the front aspect, laminate flooring, radiator.

### Bathroom

2.18m x 1.63m (7'2" x 5'4")

With bath with shower over, wash hand basin inset to vanity unit, low level WC, ladder style radiator, tiled walls and floor, spotlights, extractor fan, opaque UPVC window.

### Dining Room

3.02m x 2.62m (9'11" x 8'7")

With radiator, laminate flooring and being open plan to;

### Kitchen

3.18m x 3m (10'5" x 9'10")

With base and call cupboards, roll edge worksurfaces with tiled splashbacks, built under electric oven and electric induction hob with extractor over, stainless steel 1 and 1/4 bowl sink unit with mixer tap over, space for fridge freezer, breakfast bar, radiator, laminate flooring, feature vaulted ceiling, door to;

### Utility Room

2.57m x 1.47m (8'5" x 4'10")

With radiator, spaces for washing machine and tumble dryer, UPVC door to the garden and door to the garage.

### Outside

To the front is a low wall, paved garden, drive with light, leading to a carport and garage. Gated side access leads to the rear garden which is laid to lawn with covered pergola/seating area enclosed by fencing and trees.

### Garage

4.88m x 2.59m (16'0" x 8'6")

With up and over door, power and light, door to the utility

## 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

Good location on a no-through road but also within half a mile of the supermarkets, train station and town centre.

## Directions

From our office on Roman Bank proceed onto the one way system and take the 4th exit onto Wainfleet Road. Go past Morrisons and take the right hand turning onto Burlington Road opposite the Bowls and Rugby Club.

## 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/BYPvaQvnA9DkruuBzjSMuc/view>

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

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: Double glazing and Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway, Garage, and On Street

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: Wide doorways

Coal mining area: No

Non-coal mining area: No

## 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

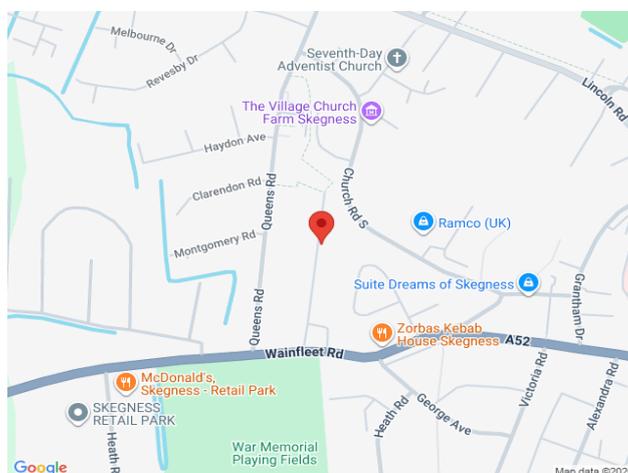
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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