

Buy. Sell. Rent. Let.



4 Laythorpe Avenue, Skegness, PE25 3BX



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£260,000

When it comes to
property it must be


lovelle



£260,000

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Key Features

- Spacious Detached Bungalow
- Close to Golf Course and Beach
- 20" Long Lounge-Diner & Sun Lounge
- Modern Kitchen and Shower Room
- Gas Central Heating
- Driveway and Garage
- EPC rating D
- Tenure: Freehold





WOW! Great Seacroft location! Within a few hundred metres of the beach! Nice sized, well presented three bedroom detached bungalow with fantastic garden for entertaining and relaxing with summer house and garden room/man cave/bar! The accommodation comprises; spacious hallway, lounge-diner, sun lounge, kitchen, shower room, three bedrooms with gas central heating and UPVC double glazing. Driveway and single garage. Situated in a very popular avenue within a few hundred metres of the beach, handy parade of shops, pubs/restaurants and less than a mile from the town centre!

Porch

Entrance is on the front elevation via UPVC door, door opens to the;

Hallway

5.72m x 2.21m (18'10" x 7'4")

With built in airing cupboard housing the insulated hot water cylinder, corner cloaks cupboard, access to roof space with pull down ladder, laminate effect flooring, telephone point, radiator, doors to;

Lounge-Diner

6.1m x 3.68m (20'0" x 12'1")

With two radiators, TV aerial point, two wall lights points, tiled fireplace with multifuel burner, UPVC window to the front elevation, single glazed window to the side elevation and opaque glazed door to the;

Sun Lounge

2.74m x 2.26m (9'0" x 7'5")

With fibre glass roof, UPVC windows and door to the side aspect, vertical radiator, spotlights, open window to Kitchen with exposed brickwork creating a lovely bar style seating area between the two rooms.

Kitchen

3.05m x 3.02m (10'0" x 9'11")

Fitted with a range of high gloss base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, integrated dishwasher, integrated washing machine, integrated fridge and freezer, built in eye level oven, integrated microwave, integrated gas hob and cooker hood above, under cabinet lighting, spotlights.

Bedroom One

3.94m x 3.33m (12'11" x 10'11")

With UPVC window to the rear elevation and single glazed window into the sun lounge, telephone point, laminate effect flooring.

Bedroom Two

3.02m x 2.31m (9'11" x 7'7")

Currently used as a snug, with UPVC window to the rear elevation, radiator, recessed wardrobe.

Shower Room

Minimum dimensions, plus door recess. With a shower enclosure, a range of built in furniture housing the wash hand basin and WC, tiled walls and floor, extractor fan, UPVC window to the rear elevation, radiator, spotlights to ceiling.

Side Lobby

With doors to the garage and side elevation, door to;

Bedroom Three

3.33m x 1.83m (10'11" x 6'0")

With UPVC window to the rear elevation, radiator, fitted wardrobes.

Outside

The front garden is lawned with a low brick wall and concrete drive to the garage. Wrought iron gates to either side of the property lead to the rear garden. The rear garden is lawned with paved paths, raised decked seating area with summerhouse and shed plus garden 'bar' room.

Garden Bar

Of timber construction, light and power connected, veranda and covered seating area.

Garage

Remote controlled electric roller door, light and power, wall mounted gas central heating boiler, single glazed window, door to the side lobby.

Services

The property has gas central heating, mains 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

Located within the very sought after Seacroft location in Skegness near the beach and handy parade of shops including Spar mini supermarket, hairdressers, cafes, take-aways and various other shops, it is also less than a mile from the town centre. At the bottom of Vine Road is the well regarded Vine Hotel and restaurant and access to the wooded Vine Walk, ideal for a stroll if you want a change from the long sandy beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Turn left at the traffic lights onto Sandbeck Avenue. At the end of the road turn right onto Drummond Road. Go past the parade of shops and follow the road along. The turning for Laythorpe Avenue will be on the righthand side.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity





Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Driveway and Garage
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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

Material Information Link

<https://moverly.com/sale/L4sH2wneANy18Up2T1wFor/view>

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<https://moverly.com/sale/L4sH2wneANy18Up2T1wFor/view>

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

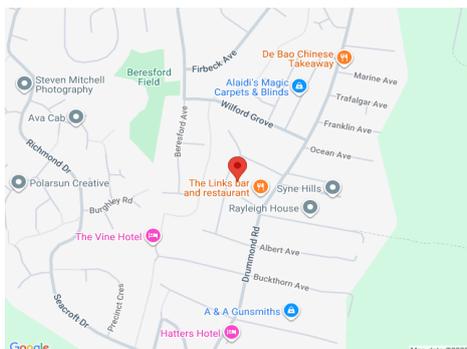
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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