

Buy. Sell. Rent. Let.



38 Churchill Avenue, Skegness, PE25 2EE



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£189,000

When it comes to
property it must be


lovelle



£189,000



Key Features

- NO ONWARD CHAIN
- Modern Three Bedroom House on Popular Development Close to Amenities
- Large Garage and Driveway to Rear
- Downstairs WC, 16' Lounge, 16' Dining/Kitchen with French Doors to the Garden
- Ensuite Shower Room to Master
- Gas Central Heating & UPVC Double Glazing
- EPC rating B
- Tenure: Freehold



This well-presented three-bedroom terraced house offers modern living within a popular development in Skegness. Designed to a high standard, the property provides a comfortable and practical layout, making it well suited to a variety of purchasers. The spacious accommodation includes a generous 16-foot lounge, providing ample space for relaxation or entertaining. Adjacent to this, the 16-foot dining/kitchen area is fitted with French doors which open directly onto the garden, enhancing the indoor-outdoor flow and creating a light-filled, welcoming environment.

A convenient downstairs WC, adds practicality for residents and guests. The kitchen and dining space offers room for both cooking and dining, with a modern finish throughout. The master bedroom benefits from fitted wardrobes and ensuite shower room, providing privacy and convenience. Two further well-proportioned bedrooms share access to a family bathroom, designed with modern fixtures and fittings.

Further features of the property include gas central heating and UPVC double glazing, supporting energy efficiency and providing year-round comfort. The house is offered with no onward chain, presenting an appealing option for those looking to move quickly. To the rear of the property, is a single garage and driveway offer valuable off-street parking and additional storage space, while the private rear garden can be accessed from the French doors and parking/garage area.

Situated in Skegness, on the popular Manor Crest development, this property enjoys close proximity to a broad range of local amenities, including shops, schools, and services. The area is well regarded for its coastal setting, access to open green spaces, and transport links. Residents benefit from a friendly community environment and convenient access to both the town centre and the surrounding Lincolnshire coastline.

Hall

Entered via a composite door, with stairs to the first floor, radiator, door to;

Lounge

4.95m x 3.91m (16'2" x 12'10")

With UPVC window to the front aspect, radiator, electric fuses, door to;

Dining/Kitchen

4.88m x 3.25m (16'0" x 10'8")

With UPVC window to the rear aspect, overlooking the garden, radiator, fitted with a range of base and wall cupboards, tiled splash backs, 1 and 1/4 sink unit with mixer tap, 5 ring gas hob with chimney hood above, built under electric oven, concealed gas central heating boiler, radiator, space for washer, space for American fridge freezer, UPVC French doors to the rear garden, door to;

WC

With low level WC, wash hand basin, radiator and extractor fan.

Landing

With access to the roof space, built in storage cupboard, doors to;

Bedroom One

3.33m x 3.2m (10'11" x 10'6")

With UPVC window to the front aspect, radiator, TV point, fitted wardrobe, doors to;

Ensuite Shower Room

1.96m x 1.7m (6'5" x 5'7")

With opaque UPVC window, wash hand basin, low level WC, tiled shower enclosure, radiator, extractor fan.

Bedroom Two

2.84m x 2.77m (9'4" x 9'1")

With UPVC window to the rear aspect, radiator.

Bedroom Three

2.77m x 2.08m (9'1" x 6'10")

With UPVC window to the rear aspect, radiator.

Bathroom

2.01m x 1.83m (6'7" x 6'0")

With bath with shower over and shower screen, wash hand basin, low level WC, tiling where appropriate, extractor fan, ceiling light tunnel.

Outside

There is a small open plan garden to the front, with a block paved footpath to the front door. To the rear the garden is laid to lawn with a patio sitting area, path and gate to the rear which opens to the car park and your garage is the second of the pair behind, with block paved drive.

Garage

5.64m x 2.67m (18'6" x 8'10")

With up and over door, power and light.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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

Very popular location on the Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only a mile away.

Direction

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue identified by our For Sale Board.

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

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: None
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.

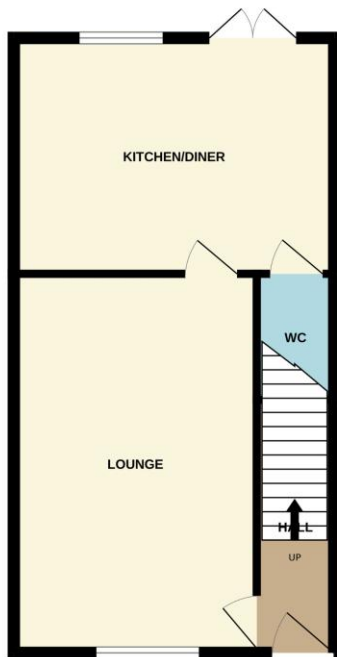
Agents Notes

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.

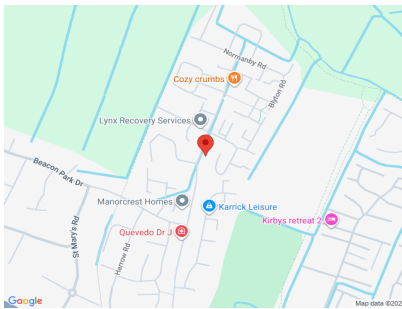
GROUND FLOOR



1ST 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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Score	Energy rating	Current	Potent
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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