

Buy. Sell. Rent. Let.



222 Lincoln Road, Skegness, PE25 2PB



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£199,950

When it comes to
property it must be


lovelle



£199,950



- Key Features**
- No Onward Chain
 - Two Double Bedrooms with Fitted Wardrobes
 - Extended Detached Bungalow
 - Lounge, Kitchen, Dining Room & Conservatory

- Gas Central Heating
- Freshly Laid Carpets & Neutral Decor
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Extended, detached bungalow offering good size accommodation, comprising; entrance porch, roomy hallway, lounge, kitchen with open arch to large dining room, conservatory, bathroom and two double bedrooms both with fitted wardrobes. The property has gas central heating and UPVC double glazing, front and rear gardens and garage accessed off the service road to the rear of the bungalow. Handy position within a few hundred metres of cafe, convenience store, bus stop and pub/restaurant. The Quora shopping park, town centre, train station and supermarkets are also all within a mile of the property plus the beach is less than 1.5 miles away.

Porch

Entered via UPVC front door with tiled floor, door to;

Hallway

With storage cupboard, further cupboard housing the hot water tank, loft access, radiator, doors to;

Bedroom One

3.17m x 3.02m (10'5" x 9'11")

With UPVC window to the front aspect, radiator, fitted wardrobe.

Bedroom Two

3.95m x 2.72m (13'0" x 8'11")

With UPVC window to the rear aspect, radiator, fitted wardrobe.

Bathroom

With UPVC window to the rear aspect, radiator, low level wc, pedestal wash hand basin, bath with mains fed shower over and shower screen, tiled walls, extractor fan.

Lounge

5.03m x 3.57m (16'6" x 11'8")

Entered via glazed French doors from the hall with UPVC bow window to the front aspect and high level UPVC window to the side aspect, two radiators, electric fire with marble hearth and Adams style surround.

Kitchen

3.05m x 3.05m (10'0" x 10'0")

With UPVC window to the side aspect, central heating boiler, fitted base and wall cupboard, work surfaces, inset stainless steel sink, Rangemaster cooker (gas and electric), extractor hood over, space for washing machine, tiled floor which continues through archway to;

Dining Room

4.58m x 3.03m (15'0" x 9'11")

With two UPVC windows to the side aspect, UPVC door to rear garden, radiator, door to;

Conservatory

3.79m x 3.29m (12'5" x 10'10")

With UPVC roof, UPVC door to the side aspect, UPVC window, side panels and French doors to the rear garden, tiled floor, radiator, ceiling light fan.

Outside

To the front is a garden laid to lawn with planted borders, Gated access with footpath to the front door. Gated access to one side leads to the side door into the conservatory and gated access to the other side leads to the rear garden which is enclosed by fencing with patio and lawn. Gated access opens to the service road to the rear. Personnel door opens to the;

Garage

5.53m x 2.99m (18'1" x 9'10")

With access off the service road to the rear of the property with up and over door, power and light, UPVC personnel door opening to the rear garden.

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.

Location

Close to town with all its amenities with the shops, beach and supermarkets all within a mile!

Directions

From our office on Roman Bank follow the one way system and take the exit onto Lincoln Road, continue along this road turn right onto Lyndhurst Avenue and then first left onto Beaumont Court (service road) and the property can be found towards the bottom on the left hand side.

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.

Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

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

Broadband: FTTP (Fibre to the Premises)

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

Parking: 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: Yes

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

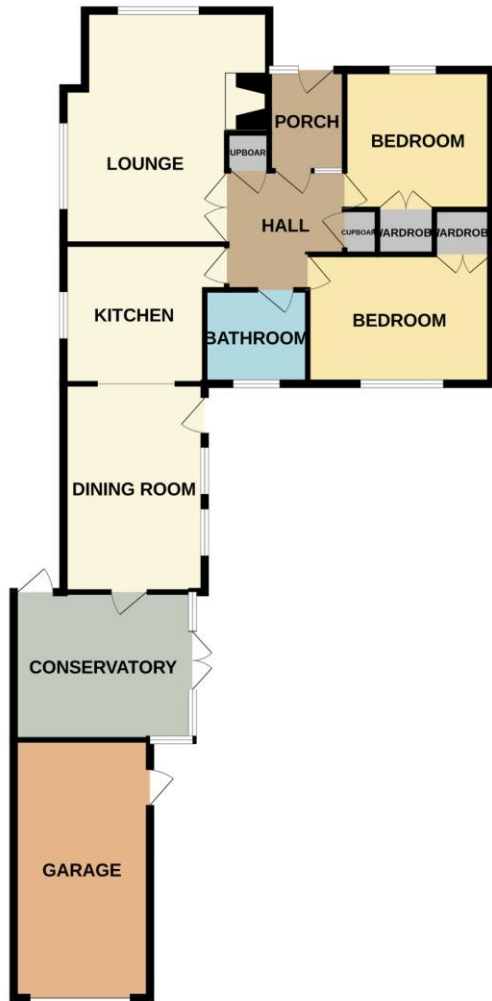
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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

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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