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10 Beckett Close, Skegness, PE25 3JW

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Offers Over £300,000

When it comes to property it must be lovelle







Offers over £300,000

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Key Features

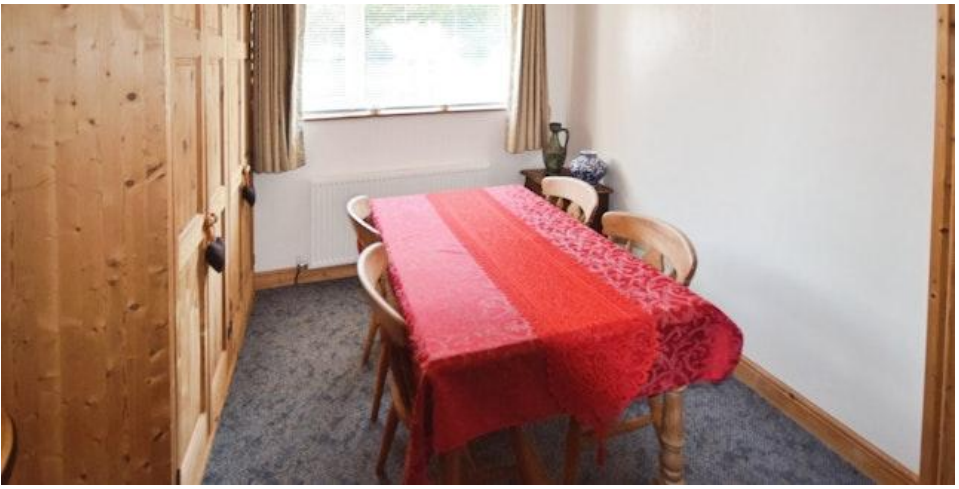
- Great Cul-de-sac Location
- Beresford Fields to the Rear Aspect
- Within a Half a Mile of Golden Sandy Beach
- Flexible Accommodation - Large Three Double Bedrooms Bungalow or Spacious Two Bedroom + Annexe
- Driveway for Numerous Cars
- Pleasant South Facing Rear Garden
- EPC rating D
- Tenure: Freehold



















Presented to the market is this well-proportioned three bedroom bungalow, offering versatile living accommodation within a desirable cul-de-sac setting in Seacroft, Skegness. This property provides the flexibility to suit a range of needs; it may be arranged as a spacious three double bedroom bungalow with four reception rooms and a utility room or alternatively as a two bedroom residence with an additional self contained annexe, allowing for multiple configurations to accommodate a variety of lifestyles. The home is positioned on a generous plot with a driveway capable of accommodating numerous vehicles, ensuring ample off-road parking for both residents and visitors.
The interior layout incorporates three public rooms, providing distinct spaces for living, dining, and relaxation. Each room is arranged to maximise comfort and functionality, with natural light enhancing the welcoming ambience. The property features a bathroom and shower room, contributing to the convenience and practicality of the bungalow. Gas central heating serves the property, affording an effective and reliable heating solution throughout.
Externally, the bungalow benefits from a pleasant, south-facing rear garden offering a private outdoor area that enjoys sunlight throughout much of the day. The garden backs onto Beresford Fields, delivering an attractive outlook and enhancing the sense of space and tranquillity. The property is offered with no onward chain, providing a straightforward buying opportunity and facilitating a smooth transition for purchasers.
Located in the prestigious Seacroft area of town, within half a mile of the renowned golden sandy beaches of Skegness, this property enjoys close proximity to one of Lincolnshire's most celebrated coastal attractions. The local area combines the convenience of nearby amenities with the tranquillity of a cul-de-sac environment, making it favourable for both day-to-day living and leisure. Skegness offers a blend of traditional seaside charm and essential facilities, with transport links and local services easily accessible. The nearby coastal landscape and open fields further enhance the appeal of this well-situated home.

Porch
Entered via a UPVC front door, with UPVC windows, UPVC door to;

Hall
With radiator, airing cupboard, parquet flooring, doors to;

Lounge
4.57m x 4.18m (15'0" x 13'8")
With UPVC window to the front aspect with blinds, parquet flooring, wooden fire surround with coal effect electric fire, radiator.

Bedroom One
4.12m x 3.21m (13'6" x 10'6")
With UPVC window to the front aspect, blinds, fitted wardrobes, radiator.

Bathroom
2.48m x 1.6m (8'1" x 5'2")
With UPVC window to the rear aspect, low level WC, panel bath with mixer tap/shower attachment, wash hand basin inset to vanity unit, radiator, tiled walls.

Kitchen
5m x 2.52m (16'5" x 8'4")
With UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, central heating boiler, integrated electric oven and hob, extractor over, space for fridge freezer, space for washing machine, patio doors to;

Conservatory
3.23m x 2.93m (10'7" x 9'7")
With UPVC windows and door to the rear garden, radiator.

Dining Room /Bedroom
3.49m x 2.35m (11'6" x 7'8")
With UPVC window to the rear aspect and blinds, radiator, fitted cupboards door to;

Inner Hall/Annexe

With loft access (with boarding and light) radiator, doors to;

Shower Room/Annexe Shower Room
2.71m x 2.05m (8'11" x 6'8")
With UPVC window to the rear aspect, wash hand basin inset to vanity unit, low level WC, walk in mains fed shower, ladder style radiator, tiling where appropriate.

Bedroom Two/Annexe Bedroom
3.47m x 3.21m (11'5" x 10'6")
With UPVC window to the front aspect with blinds, radiator, fitted wardrobes.

Bedroom Three/Annexe Lounge
3.91m x 2.78m (12'10" x 9'1")
With UPVC window to the front aspect with blinds, radiator.

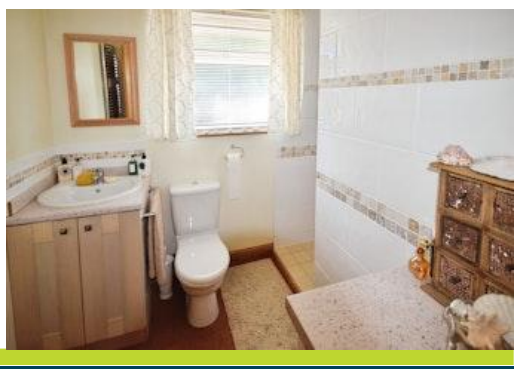
Utility Room/Annexe Kitchen
3.27m x 2.69m (10'8" x 8'10")
With UPVC window to the rear aspect, fitted with base and wall cupboard with worktops over, stainless steel sink, space for gas cooker, space for fridge freezer, space and plumbing for washing machine, central heating boiler (feeding bedroom two, three, shower room, utility) kick board heaters, UPVC door to;

Sun Room
4.26m x 2.02m (14'0" x 6'7")
With UPVC windows, UPVC doors to the front and rear aspects, spotlights.

Outside
To the front is a driveway and gravelled garden with shrubs. There is an addittional driveway which leads to double gates opening to further driveway for two cars, large storage shed and small garden area with raised bed. To the rear is a good size garden laid to patio and seating areas, covered seating areas, gravel, plants, flowers and shrubs, raised fishponds, further shed, all enclosed by fencing. Gated access opens to Beresford fields, ideal for dog walking or short cut to the Vine!

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

Great location on the Seacroft side of town within half a mile of the beach and town centre!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Turn third right onto Beresford Avenue and then right again onto Beckett Close and the property will be found at the end 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/KEs7U3iEfoVvR4rYhS4LMA/view

Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: D
Detached bungalow, standard brick and block construction
3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Portable steps
Outside areas: Front garden, Side 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
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: Driveway, Gated, and Off Street
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Restrictions

The property must only be used as a private home. No caravans, mobile homes, or temporary dwellings like tents on the property can be used as further accommodation.
The sale of alcohol on the property is prohibited without specific written permission from the original estate owners.
No advertising signs or billboards are permitted to be put up on the land.
The owner is responsible for maintaining and repairing the fences on the southern and eastern boundaries of the property.
Any new buildings or significant alterations must have their plans approved by the original estate's agents to ensure they meet specific design and height standards.
The owner cannot prevent neighbours from building on their own land even if those buildings block light or air to this property.
The owner is not allowed to make or burn bricks on the land.

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

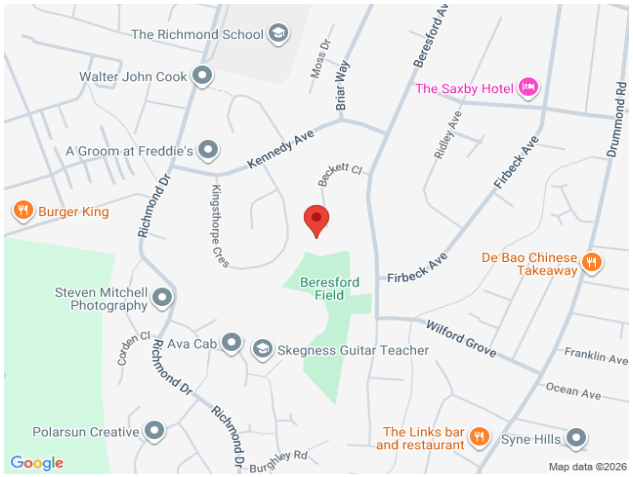
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

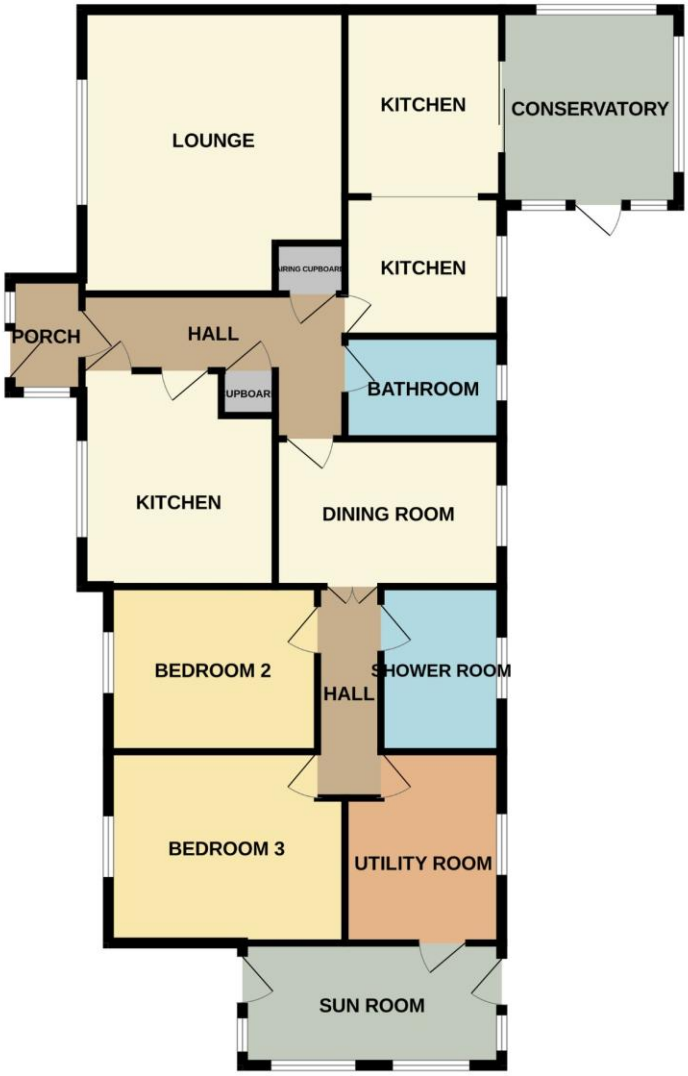
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Anti Money Laundering Regulations

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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The Property Ombudsman

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