

Buy. Sell. Rent. Let.



2 Robin Hood Road, Skegness, PE25 3QU



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£170,000

When it comes to
property it must be


lovelle



£170,000

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Key Features

- Four Bedroom Terraced House
- Large Attic Bedroom With En-Suite
- Two Reception Rooms Plus Lean To Sun Room
- Close to the Supermarkets, Town Centre, Buses and Train Station
- UPVC Double Glazed and Gas Central Heating
- Unrestricted On-Street Parking
- EPC rating E
- Tenure: Freehold





Deceptively spacious and well presented, close to amenities! This lovely home offers great size rooms as well as a convenient location. Located on a no-through road so surprisingly quiet even though it is within a few metres of a supermarket and less than 1/4 of a mile from the town centre, bus and train station! There are also primary and secondary schools within 1/2 a mile making this an ideal house for those seeking a handy location but good size accommodation which comprises; hallway, lounge with multi fuel burner, dining room, large lean-to style sun room, kitchen with pantry, large family bathroom and four good size bedrooms plus en-suite shower room to the attic bedroom. The property also benefits from many fitted cupboards and wardrobes so great for storage and has gas central heating and UPVC double glazed windows and doors.

Hall

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

Lounge

4.36m x 3.88m (14'4" x 12'8")

With UPVC bay window to the front aspect, radiator, laminate flooring, multi fuel burner, coving and ceiling rose, door to;

Dining Room

4.36m x 3.65m (14'4" x 12'0")

Feature LED lighting to coving, radiator, laminate flooring, French doors to the lean to/sun room and open doorway to;

Kitchen

4.28m x 2.29m (14'0" x 7'6")

With UPVC window to the rear with fitted blind, with a range of base and wall cupboards with worksurfaces over, integrated gas hob (new 2025), integrated electric double oven, space for tall fridge freezer, space for washing machine, space for tumble dryer, 1 and 1/2 bowl sink, large understairs pantry with shelving and door to further cupboard under stairs, UPVC door to;

Lean to Sun Room

3.94m x 2.92m (12'11" x 9'7")

Lean to style extension with timber/polycarbonate roof, UPVC window and door to the rear garden, fitted cupboards, power points and light.

Landing

With radiator, stairs to the second floor, doors to;

Bathroom

4.32m x 2.25m (14'2" x 7'5")

Lovely large bathroom with cupboard housing the hot water tank, low level WC, wash hand basin inset to vanity, bath, separate shower cubicle, further fitted cupboard, extractor fan, ladder style radiator, further radiator.

Bedroom One

3.78m x 3.36m (12'5" x 11'0")

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

Bedroom Two

3.72m x 3.36m (12'2" x 11'0")

With UPVC window to the rear aspect, radiator, two fitted wardrobes.

Bedroom Three

2.76m x 1.97m (9'1" x 6'6")

With UPVC window to the front aspect, fitted wardrobe.

Bedroom Four

4.36m x 4.15m (14'4" x 13'7")

Loft room with two Velux windows with fitted blinds, two radiators, access to eaves storage, door to;

En-Suite

With back to wall WC, wash hand basin inset to vanity unit, shower cubicle, ladder style radiator, tiled walls.

Outside

Small front garden laid in a low maintenance style. There is a south facing rear court yard style garden, with lighting and outside tap, enclosed by walling, brick feature raised bed and gated access to the rear. Unrestricted on street parking, quiet road despite being close to the town and Morrisons as it is a no through road.

Services

The property has mains water, gas, 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

Very handy location, less than 1/4 of a mile to the town centre, bus and railway station. There are also primary and secondary schools within 1/2 a mile! Very handy for Morrison which is adjacent to the road,

Directions

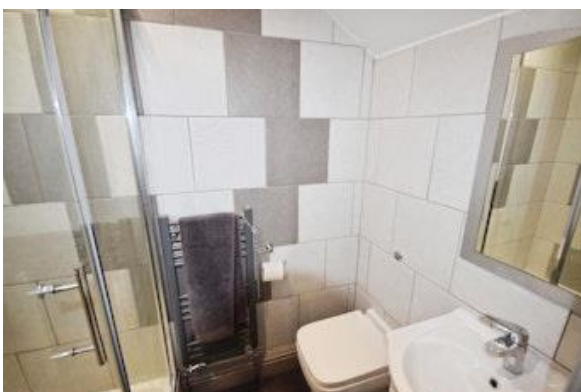
From our office on Roman Bank proceed onto the one way system and take the exit onto Wainfleet Road. The turning for Robin Hood Road will be found on the left hand side past the Morrisons petrol station and the property will be found on the right hand side marked by our for sale board.

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/MCEhDr2zJxdWXk3h8uu6Vs/view>



Material Information

Council Tax band: A
Tenure: Freehold
Property type: House
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: Wood burner and Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great
Parking: 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: None
Coal mining area: No
Non-coal mining area: Yes

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.

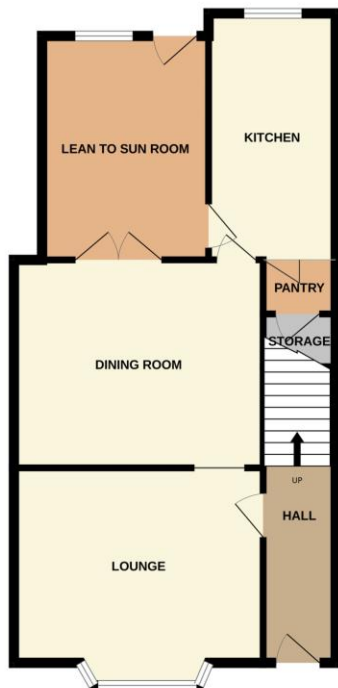
Agents Notes

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.

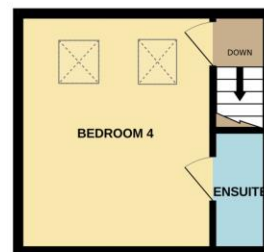
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.5 sq.m.) approx.

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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When it comes to **property**
it must be


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