Buy. Sell. Rent. Let.



5 Beacon Park Drive, Skegness, PE25 1HE

3 1 2

£250,000

When it comes to property it must be lovelle







£250,000

3 1 2

Key Features

- Spacious Detached Bungalow
- Large Kitchen and Dining Area with Conservatory Off
- Good Size Lounge
- Driveway and Garage with Utility Area
- Popular Beacon Park Area
- Close To Bus Stop & Amenities
- EPC rating D
- Tenure: Freehold







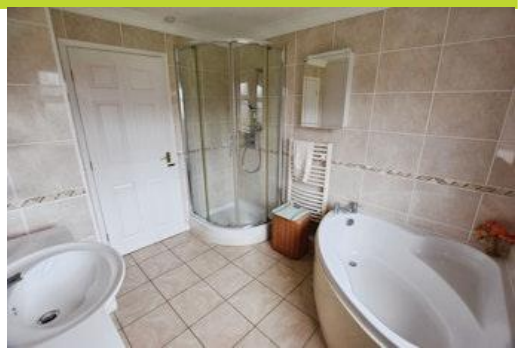












For sale with NO ONWARD CHAIN! GREAT SIZE DETACHED BUNGALOW ON POPULAR BEACON PARK. With amenities close by including bus services past the property, mini supermarket within 350 metres, doctors and post office just over 1/2 a mile away and pubs, shops and supermarkets less than a mile away! The accommodation comprises; hallway, bathroom, separate further WC, three double bedrooms, lounge, large kitchen-diner and conservatory off with gas central heating and UPVC double glazing with driveway and single garage with utility room to the rear.

Porch
Entered via UPVC front door, door to;

Hall
With radiator, loft hatch, doors to;

Lounge
5.29m x 3.65m (17'5" x 12'0")
With UPVC window to the front aspect, radiator, stone fireplace and hearth with gas fire.

Kitchen
With UPVC window to the side aspect, further UPVC door to the side aspect, fitted with a range of base and wall cupboards with worktops over, inset double bowl sink, cupboard housing combi boiler, integrated Hotpoint double electric oven, Hotpoint gas hob with extractor over, under counter Fridge Master fridge, open to;

Dining Area
3m x 2.95m (9'10" x 9'8")
With UPVC window to the side aspect, radiator, sliding door to;

Conservatory
3m x 2.96m (9'10" x 9'8")
Of UPVC and brick construction, French doors to the rear garden, with boarded and plastered ceiling, ensuring the room is cooler in the summer and warmer in winter.

Bedroom One
3.69m x 3.53m (12'1" x 11'7")
With UPVC window to the front aspect, fitted bedroom furniture, radiator.

Bedroom Two
3.51m x 2.87m (11'6" x 9'5")
With UPVC window to the side aspect, radiator.

Bedroom Three
3.51m x 2.87m (11'6" x 9'5")
With UPVC window to the side aspect, radiator.

Bathroom
2.78m x 2.35m (9'1" x 7'8")
With UPVC widow to the rear aspect, radiator, shower cubicle with mains shower, corner panelled bath with mixer tap, vanity wash hand basin with fitted mirror and shaver point, low level WC, ladder style towel rail, mirror fitted cabinet.

WC
With UPVC window to the side aspect, low level WC.

Outside
To the front is a low level front wall, artificial lawn with beds for plants, low level fencing to both sides marking the boundary, a rubberised drive leading to the garage. To the rear there is a potting shed, artificial lawn, with patio area, enclosed by fencing with gated side access.

Garage
5.28m x 2.8m (17'4" x 9'2")
With electric roller door, personnel door to the garden, with power and light.

Utility
2.78m x 1.8m (9'1" x 5'11")
To the rear of the garage. With UPVC window to the side and UPVC door into the rear garden. Fitted with worktop providing space for washing machine, tumble dryer, tall fridge freezer, storage cupboards, 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
Beacon Park is an estate of mainly bungalows located towards the edge of the town. Handy for amenities as there are regular bus services and pubs/restaurants, doctors surgery, chemist, primary, secondary schools, supermarkets, Post Office and other shops all within a mile. The town centre and the golden sandy beach are approximately 1.5 miles away.

Directions
From our office on Roman Bank proceed along Roman Bank and at The Ship traffic lights turn left onto Burgh Road. Take the right turning after the Welcome Inn onto Burgh Old Road, at the roundabout take Beacon Way. Beacon Park Drive is the first right turn and the property will be found on the left 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/JcSv1KLjcC5Y4RTqkXe4Eg/view





Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: D
Detached bungalow, standard brick and block construction
3 bedrooms
Accessibility adaptations: None
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 1st Mar 2023
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage and Driveway
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded

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.

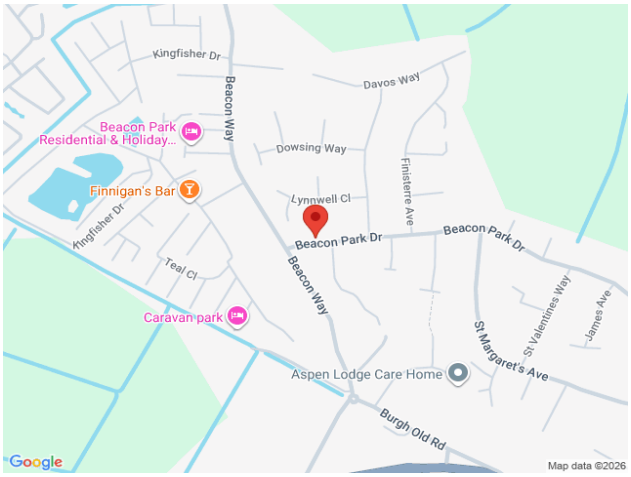
Agents Notes

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

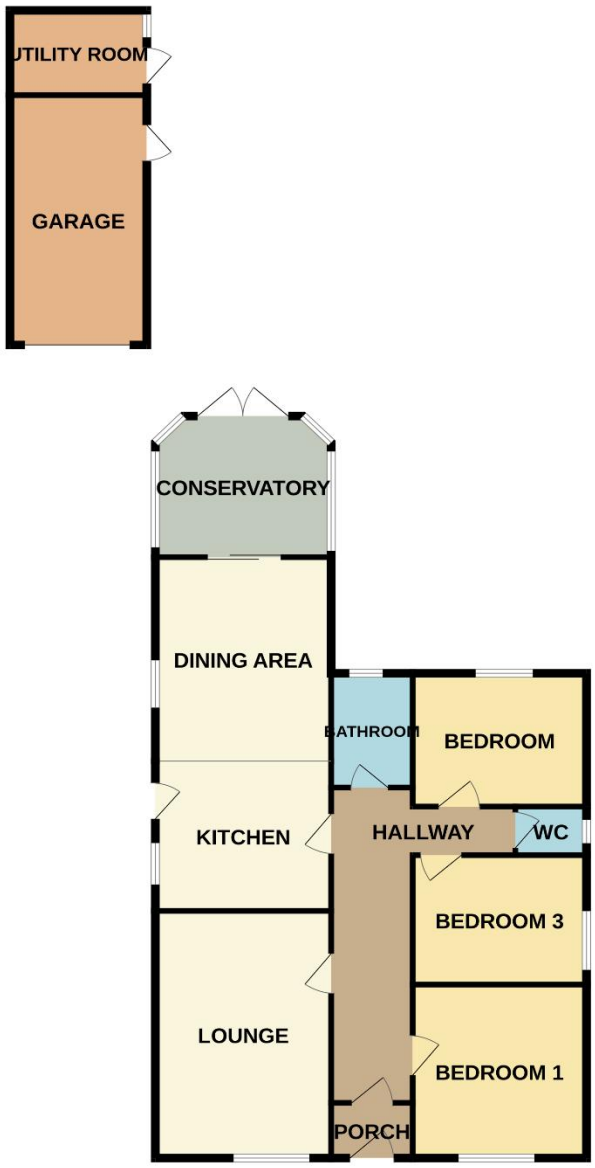
not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



When it comes to property
it must be

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The Property Ombudsman