

Buy. Sell. Rent. Let.



19 Royal Arthur Close, Skegness, PE25 3PD



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3

£240,000

When it comes to
property it must be


lovelle



£240,000



Key Features

- Well Presented Three Double Bedrooms
- UPVC Double Glazing
- Semi-Detached House
- Popular Residential Location
- Lounge, Dining Room/Office
- EPC rating C
- Garage, Parking for Several Cars
- Tenure: Freehold
- Enclosed Rear Garden with Outdoor Bar





Fabulous, extended semi detached home for sale with NO ONWARD CHAIN! Great cul-de-sac position backing onto the pleasant tree lined Vine Walk at the rear so it is not overlooked. The accommodation comprises; entrance porch, lounge, dining room, large conservatory, well appointed kitchen, three good size double bedrooms, bathroom with gas central heating and double glazing. Block paved driveway/frontage provided off road car parking for several cars plus a single integrated garage. The rear garden is ideal for entertaining with lawn, patio and overed seat area and offers a good level of privacy as vine walk trees means there is no one beyond your garden. Located in a wonderful, popular location. Great for families or couples. The beach is only a 500 metre walk from the property via the pretty wooded Vine Walk (fab place for dog walking as well as also leading to the Beresford Playing fields if the kids want to kick a football about), going past the Vine Hotel/restaurant (cheeky pint?) and then down Vine Road, across Drummond Road and onto Buckthorn Avenues which has a footpath directly onto the miles of golden sandy beach! The town centre, Tesco, train station and primary school are all less than a mile away too!

Front Entrance Porch

Entered via a UPVC door, radiator, door to;

Lounge

6.2m x 2.91m (20'4" x 9'6")

With radiator, TV point, central heating thermostat, telephone point, UPVC double glazed window to the front aspect, stairs to the first floor with cupboard underneath, UPVC double glazed French doors leading to the conservatory, open doorway to the dining room, sliding door to;

Kitchen

3.58m x 2.22m (11'8" x 7'4")

With a range of wall and base units incorporating cupboards and drawers with worksurfaces, under-unit lighting, gas range style cooker with extractor hood over, one and half bowl sink with mixer tap, space for fridge freezer, space and plumbing for dishwasher and washing machine, cupboard housing the Glow-worm gas fired heating boiler, tiled splashbacks and tiled flooring heating controls, UPVC double glazed window to the rear aspect.

Conservatory

4.77m x 4.32m (15'7" x 14'2")

With sealed unit double glazed windows and polycarbonate roof with tiled floor with underfloor heating (off central heating), double glazed French doors to the garden, double glazed sealed unit windows, polycarbonate roof with roof opening.

Dining Room

3.59m x 3.53m (11'10" x 11'7")

With radiator, UPVC double glazed window to the front aspect, sealed unit double glazed door to the rear aspect.

Landing

Access hatch to the loft (part boarded and with light) and airing cupboard housing hot water cylinder, doors to;

Bedroom One

3.6m x 3.52m (11'10" x 11'6")

(plus 2.62 m x 2.19 m) Lovely sized room with two radiators, dual aspect UPVC double glazed windows to the front aspect and side aspects, fitted wardrobe.

Bedroom Two

3.95m x 3.28m (13'0" x 10'10")

With telephone point, controlled radiator, UPVC double glazed window to the front aspect.

Bedroom Three

4.07m x 3.08m (13'5" x 10'1")

With radiator, UPVC double glazed window to the front aspect.

Bathroom

2.01m x 1.68m (6'7" x 5'6")

With modern suite comprising of vanity wash hand basin with mixer tap, back to the wall WC, bath with shower over and screen, tiled walls, ladder style radiator, extractor fan, spotlights.

Outside

To the front of the property there is a block paved driveway with parking for several vehicles leading to the rear garden which is enclosed by fencing with gate to the front, having paved area incorporating bar with undercover seating area, outside power, lawn area outside tap, garden store, outside light.

Timber Shed

4.83m x 2.83m (15'10" x 9'4")

With sound proofing, light and window.

Integral Garage

5.14m x 2.36m (16'11" x 7'8")

With up and over door and light.

Services

The property has gas central heating, mains water, 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

Great location within a mile of the town centre, Tesco's and Richmond Primary school and within 500 metres of the wonderful sandy beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Continue along Richmond Drive and Burghley Road will be found on the left, turn left onto Royal Arthur Close and then the next right and the property will be found at the end on the left.





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: B

Tenure: Freehold

Property type: house

Property construction: Standard construction

Energy Performance rating: C

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, underfloor heating in conservatory

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and Off 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: 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

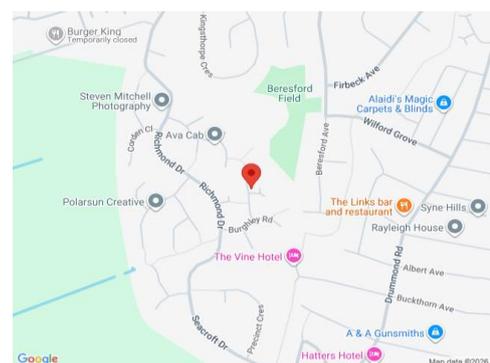
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not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

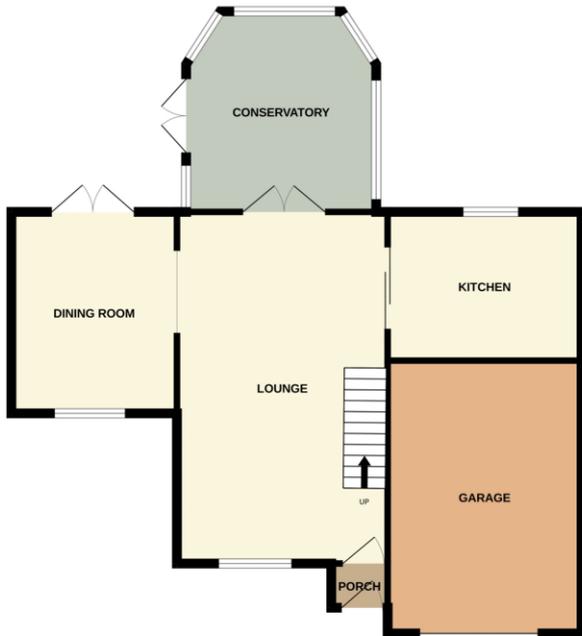
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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