

Buy. Sell. Rent. Let.



48 Hoylake Drive, Skegness, PE25 1AE



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2

£220,000

When it comes to
property it must be


lovelle



£220,000

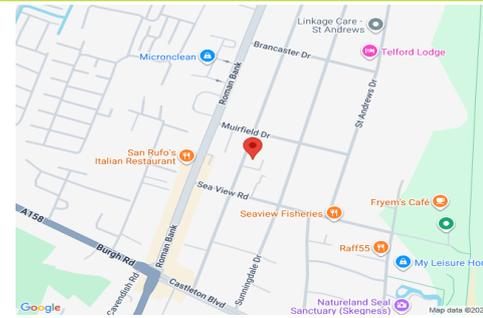


- Key Features**
- No Onward Chain
 - Three Bedrooms
 - Lounge and Separate Dining Room
 - Off Road Parking to the Front

- Downstairs WC and Family Bathroom Upstairs
- Good Size Enclosed Rear Garden
- EPC rating C
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For sale with NO ONWARD CHAIN! Great location within 1/2 a mile of the beach and North Shore golf club! Also handy for the Co-op and other local shops on Roman Bank and the town just over half a mile away and primary and secondary schools within a mile of the property! The accommodation comprises; porch, hallway, dining room/bedroom four, lounge with French doors to the rear garden, kitchen, downstairs wc, upstairs bathroom, two double bedrooms and thirds single bedroom with gas central heating and UPVC double glazing. The property enjoys a good size, enclosed rear garden plus off road car parking to the front.

Enclosed Porch

With single glazed windows and entrance door, UPVC double glazed door to;

Hall

With radiator, built-in cupboard with electric meter and fuses, laminate flooring, stairs to the first floor, doors to;

Dining Room

3.91m x 3.23m (12'10" x 10'7")

(maximum dimensions). Currently used as a 4th bedroom, with walk-in square UPVC bay window to the front aspect, radiator, laminate flooring.

Lounge

5.26m x 3.23m (17'4" x 10'7")

(maximum dimensions). With downlights to coved ceiling, radiator, UPVC French doors and side screens leading to the rear garden.

Kitchen

4.22m x 2.62m (13'10" x 8'7")

Fitted with a range of base and wall cupboards with wood style wood surfaces, integrated oven, integrated five ring gas hob and stainless steel and glass cooker hood above, space for dishwasher, space for fridge freezer, space for washing machine and dryer, UPVC window to the rear elevation, overlooking the garden, UPVC door to the side aspect, radiator.

WC

With low level WC and wash hand basin.

Landing

With two UPVC window, large built-in airing cupboard housing central heating combi boiler, radiator, loft access with drop down ladder with boarding and light. Doors to;

Bedroom One

3.76m x 3.2m (12'4" x 10'6")

(maximum dimensions). With UPVC window to the rear aspect, radiator.

Bedroom Two

3.28m x 3.2m (10'10" x 10'6")

(including chimney breast). With UPVC window to the front aspect, radiator.

Bedroom Three

2.44m x 2.03m (8'0" x 6'8")

(minimum dimension). With radiator, UPVC window to the rear aspect.

Bathroom

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

With bath with mixer tap and shower attachment over, wash hand basin, WC, tiled walls and floor, vertical chrome towel radiator, obscure UPVC window, extractor fan.

Outside

To the front of the property there is a gravelled area for car parking and block paved paths lead to a wide side path with gated access, space for bins, cold water tap, exterior lighting. To the rear is decking with perimeter lighting, artificial lawn, power points, enclosed by fencing and timber shed.

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 1/2 a mile of the beach and North Shore golf club! Also handy for the Co-op and other local shops on Roman Bank and the town just over half a mile away and primary and secondary schools within a mile of the property!

Directions

From our office on Roman bank proceed north and continue straight on at The Ship traffic lights, go past the petrol station and take the next right onto Sea View Road then take the first left onto Hoylake Drive and the house can 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/FS2nwwppMhA7sN3L2z8ELN/view>

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

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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/>

Viewings

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.

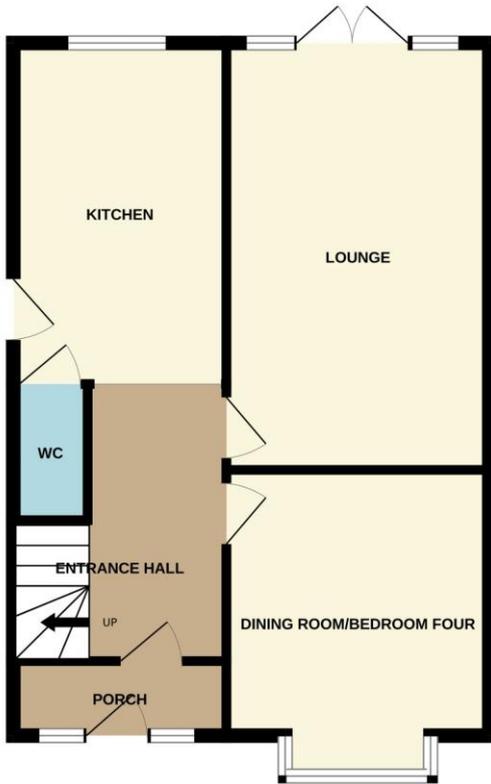
Agents Notes

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.

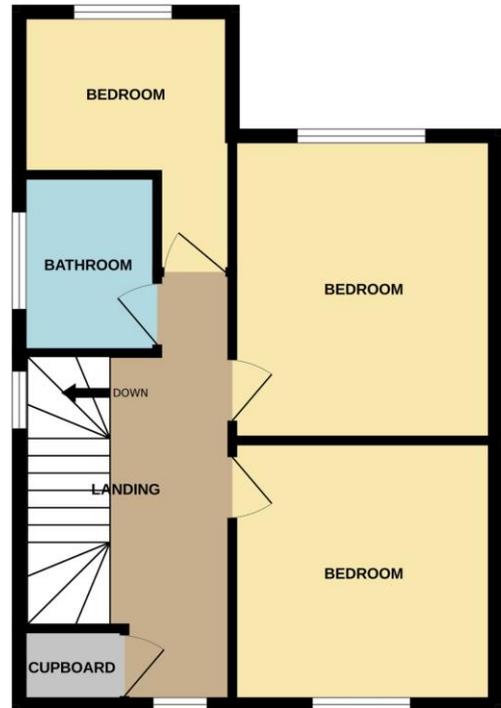
Anti Money Laundering Regulations

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



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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