

Buy. Sell. Rent. Let.



27 Church Lane, Skegness, PE25 1ED

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Offers over £250,000

When it comes to  
property it must be

**lovelle**



Offers over £250,000



### Key Features

- Immaculate Large Extended Semi Detached House
- Good Size Rear Garden
- Drive Through Single Garage Leads to further Driveway & Further Detached Garage
- Close to Primary School, Golf Course, Amenities & Beach
- Lounge, Dining Room & Sunroom
- Modern Bathroom & Utility Room
- EPC rating D
- Tenure: Freehold





Beautifully presented and deceptively spacious, extended home! TWO LARGE GARAGES! Upgraded by the current owner this property offers a convenient location for amenities, near to a primary school, bus services, beach, shops and golf course! The superb accommodation comprises; entrance porch, hallway, lounge, dining room, sun room, recently re-fitted kitchen, downstairs WC, with generous bedrooms to the first floor (three doubles and a good size single) plus family bathroom and utility room with gas central heating and UPVC double glazing. Great outside space with driveway leading to a drive-through garage which leads to further driveway and second large detached garage (21' x 11'5") brick built garden store, plus good size enclosed rear garden.

### Porch

Entered via a UPVC sliding door, door opens to;

### Hall

With stairs to the first floor, radiator, wall lights, laminate flooring, doors to;

### WC

With low level WC, wash hand basin.

### Kitchen

16'3" x 6'9" (5m x 2.1m)

With window to the side aspect, UPVC window and stable door to the rear garden, fitted with range of base and wall cupboards with worktops over, inset one and half bowl sink, integrated five ring gas hob, integrated Neff electric oven, coffee machine (available by separate negotiation), integrated Neff microwave, integrated dishwasher, space for American style fridge freezer, handy breakfast bar/nook, laminate flooring, plinth heater, spotlights.

### Lounge

13'2" x 10'5" (4m x 3.2m)

Laminate flooring, radiator, French doors to the dining room and sun room.

### Dining Room

12'3" x 11'2" (3.7m x 3.4m)

With UPVC window to the front aspect, radiator, laminate flooring, marble hearth and wooden surround, space for gas fire.

### Sunroom

9'8" x 8'8" (2.9m x 2.6m)

With tiled floor, vertical radiator, French Doors to the rear garden.

### Landing

With two storage cupboards, loft access (boarded and light) doors to;

### Bathroom

7'7" x 6'3" (2.3m x 1.9m)

With UPVC window to the side aspect, vinyl flooring, tiling to walls and waterproof boarding, vertical radiator, p-shaped bath with shower over and shower screen, pedestal wash hand basin, low level WC, door to;

## Utility Room

6'9" x 5'4" (2.1m x 1.6m)

With Worcester Combi boiler, space and plumbing for washing machine, fitted cupboards with worktops over.

## Bedroom One

16'10" x 9'7" (5.1m x 2.9m)

With UPVC windows to the front and rear aspects, radiator, fitted wardrobes and chest of drawers.

## Bedroom Two

13'2" x 11'4" (4m x 3.5m)

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

## Bedroom Three

11'4" x 10'4" (3.5m x 3.1m)

With UPVC window to the front aspect, fitted wardrobes and cupboards, radiator.

## Bedroom Four

7'9" x 7'3" (2.4m x 2.2m)

With widow to the front aspect, radiator.

## Integrated Garage

9'8" x 16'10" (2.9m x 5.1m)

With electric garage door from the drive at the front, power and light and garage door with integral personnel door opening to further driveway at the rear. Ideal if you need to garage several cars/need further parking/storage.

## Detached Garage

21'8" x 11'5" (6.6m x 3.5m)

Large garage with power and light.

## Outside

To the front is a concrete drive/frontage and integral garage which opens at the rear to further driveway and further large detached garage. The rear garden is laid to deck and lawn with brick built shed to the rear of the garage. The garden is enclosed by walls and fencing.

## Material Information Link

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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/Y28B9sEXy4DnpSD84dbAAg/view>

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

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 - OK, Three - Great, EE - Good  
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: 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

## Services

The property has mains gas central heating, 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

Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office. Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

## Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights. Take the next turn on the left onto Church Lane and the property will be found on the left hand side marked by our for sale board.

## 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

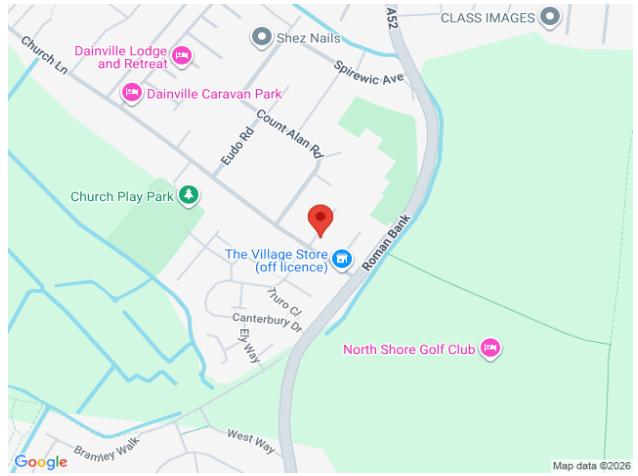
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Notes

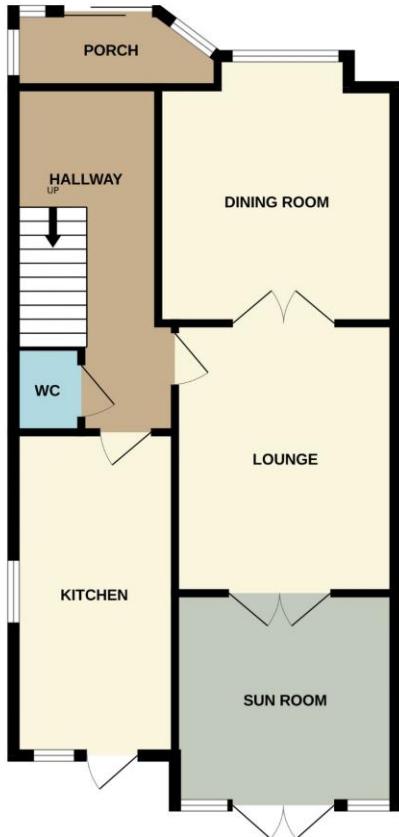
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## Anti Money Laundering Regulations

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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