

Buy. Sell. Rent. Let.



69 Beresford Avenue, Skegness, PE25 3JG



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£375,000

When it comes to
property it must be


lovelle



£375,000

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Key Features

- Fabulous, Top Quality Detached House
- Beautiful Resin Drive, Space to Park Numerous Cars + Detached Double Garage
- Amazing Lounge Kitchen with Quartz Worksurfaces + Utility Room Off
- Lounge, Dining Room, Conservatory + Study
- With 1/2 mile of Town Centre + Beach
- Lovely Landscaped Rear Gardens with Covered Seating Area
- EPC rating C
- Tenure: Freehold





This substantial detached house presents an exceptional opportunity for those seeking a stunning residence in Skegness, Lincolnshire. Thoughtfully designed and beautifully upgraded throughout, the property offers well-proportioned accommodation throughout, blending both functionality and comfort. The impressive approach features a beautiful resin drive, providing space to park numerous cars, in addition to a detached double garage for further parking or secure storage.

Upon entering the home, you are welcomed by a modern hallway with beautiful oak and glass balustrade, fabulous dining kitchen, fitted with top-quality quartz worksurfaces, delivering an elegant and practical space ideally suited for modern living. Adjoining the kitchen is a convenient utility room, ensuring seamless day-to-day management of household tasks. The principal reception rooms consist of a spacious lounge with modern multi-fuel stove and dining room, both accommodating a variety of lifestyle needs and entertaining requirements. Further flexible living space is provided by a conservatory and an additional study/downstairs fourth bedroom, catering to a range of uses.

The ground floor level also features a modern shower room, whilst the first floor hosts a spacious family bathroom. Three double bedrooms are offered, each offering comfortable proportions for family or guests. The principal bedroom is particularly noteworthy, benefitting from a dedicated dressing room/walk-in wardrobe that provides excellent storage and dressing facilities.

Of particular note, the property is complemented by lovely landscaped rear gardens, thoughtfully planned for tranquil enjoyment and featuring a covered seating area that enhances opportunities for outdoor relaxation in different weather conditions.

The property enjoys a convenient position within Skegness, Lincolnshire, situated within half a mile of both the town centre and the renowned sandy beach. This location provides straightforward access to a wide selection of local amenities, services, and leisure opportunities. Residents benefit from the town's shops, schools, and transport connections, as well as the popular seaside attractions, all readily accessible from the property.

Hall

Entered via a composite front door with luxury vinyl tile flooring, understairs storage cupboard, radiator, stairs to the first floor, doors to;

Study

2.05m x 1.74m (6'8" x 5'8")

With UPVC window to the front aspect, radiator, tiled floor, door to shower room.

Dining Room

5.37m x 2.86m (17'7" x 9'5")

With UPVC windows to the side aspect and conservatory, radiator, luxury vinyl tile flooring, doorway to kitchen and sliding doors to;

Lounge

4.96m x 3.43m (16'4" x 11'4")

With UPVC bay window to the front aspect, radiator, luxury vinyl tile flooring, multi fuel burner.

Kitchen/Diner

5.11m x 4.95m (16'10" x 16'2")

With UPVC window to the side and rear aspects, fitted with a range of base and wall cupboards, pan drawers, larder cupboard with central heating boiler, pull out larder cupboard, integrated fridge-freezer, integrated dishwasher, Neff integrated hob with downdraft integral extractor, integrated Neff oven, Quartz work surfaces with inset sink, large central island with Quartz worktop creating large seating area, fitted cupboards and drawers beneath. Spotlights to ceiling, luxury vinyl tiled flooring, radiator, door to conservatory, French doors to the rear garden, door to;

Utility Room

3.1m x 2.27m (10'2" x 7'5")

With UPVC window to the side aspect, with base cupboards with worktops over, stainless steel sink, space for washing machine and tumble dryer, larder cupboard, tiled floor, door to;

Shower Room

2.05m x 1.74m (6'8" x 5'8")

With walk in shower, ladder style radiator, wash hand basin inset to vanity drawers, low level WC, tiled floor, tiling to walls where appropriate, spotlights, extractor fan.

Conservatory

3.1m x 2.27m (10'2" x 7'5")

Of UPVC construction with radiator and door to the side aspect.

Landing

With UPVC window to the side aspect, loft (with ladder), cupboard housing the hot water tank, doors to;

Bathroom

2.86m x 1.74m (9'5" x 5'8")

With UPVC window to the side aspect, Victorian style radiator with integral towel rail, bath with shower over and screen, back to wall WC, inset wash and basin to modern vanity unit, tiled floor, tiling to walls where applicable, spotlights.

Bedroom One

3.64m x 3.46m (11'11" x 11'5")

With UPVC window to the front aspect, radiator, door to;

Walk in Wardrobe/Dressing Room

2.21m x 2.11m (7'4" x 6'11")

With UPVC window, radiator. Formerly bedroom four so could be re-instated if required).

Bedroom Two

3.83m x 2.94m (12'7" x 9'7")

With UPVC window to the side and rear aspects, radiator.

Bedroom Three

4.24m x 2.59m (13'11" x 8'6")

With UPVC window to the side and rear aspect, radiator, fitted wardrobe.





Outside

The front garden is laid to lawn with flower border, brick wall and resin drive which leads to wrought iron gates at the side of the house and opens to further resin car parking and the double garage. To the rear the garden is laid to resin patio and pathways, decked patio area, decked covered seating area with power and lighting, lawn and bedded borders, inset fishpond, greenhouse and log store and kennel, all enclosed by fencing.

Double Garage

6.26m x 5.21m (20'6" x 17'1")

With electric up and over door, personnel door to the garden, power and light, two UPVC windows.

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

Great location on the Seacroft side of town within half a mile of the beach and town centre!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Turn third right onto Beresford Avenue and the property can 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/BcBifWekNMjn6E5Mb21BvN/view>

Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: D
Detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Loft ladder
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE great
Parking: Allocated, Driveway, and Garage En Bloc
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: yes

Title Register Restrictions

There is a standard security measure to prevent identity fraud. The property cannot be sold or transferred unless a legal professional confirms that the person signing the paperwork is definitely the registered owner. The property is subject to rules (often called 'restrictive covenants') that limit what can be done with the land, as set out in a 1973 document. The owner has made a legal promise to follow the rules and obligations mentioned in the property's historical records and to protect previous owners from any costs if those rules are broken (this is known as an 'indemnity'). The property is subject to certain rights reserved for others in a 1973 document, which may allow others to use parts of the land for specific purposes.

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.lovell.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

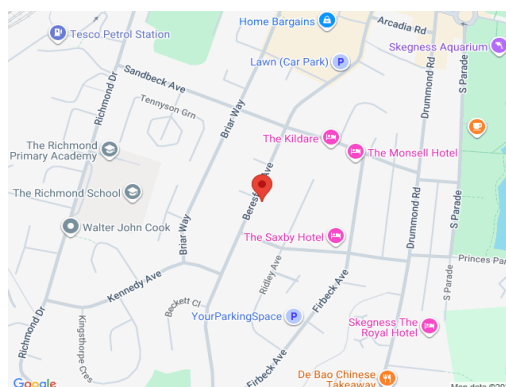
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

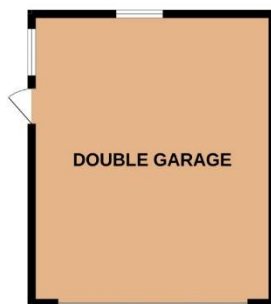
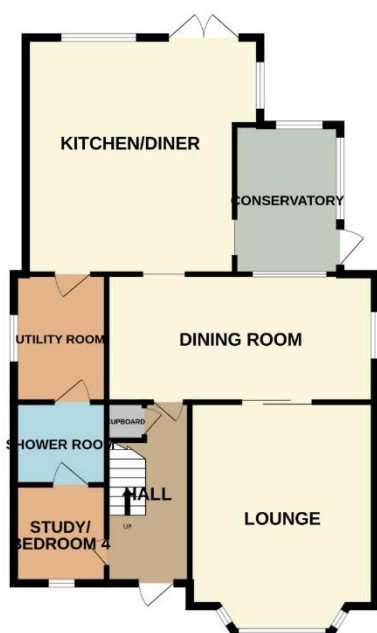
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Anti Money Laundering Regulations

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
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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it must be


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