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97 Church Lane, Skegness, PE25 1EG



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£290,000

When it comes to
property it must be


lovelle



£290,000

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Key Features

- No Onward Chain
- Generous Rooms & Large Plot
- Three Double Bedrooms
- Kitchen-Diner & Large Utility Room
- Lounge-Diner with Patio Doors to Rear Garden
- Long Tandem Garage
- EPC rating TBC
- Tenure: Freehold





This spacious three-bedroom detached bungalow offers a practical and versatile living environment, set on a generous plot with open field views and only one immediate neighbour. The accommodation features three double bedrooms, ensuring comfortable and substantial sleeping space for residents and guests alike. There is a family bathroom plus an en-suite to the master. The property boasts a kitchen-diner, complemented by a large utility room that provides additional convenience for daily living tasks and improved organisation.

The lounge-diner is enhanced by patio doors opening onto the rear garden, bringing natural light into the space and creating a seamless transition between indoor and outdoor areas. This layout is ideal for both everyday living and entertaining guests, with the garden serving as a relaxing retreat. The property also benefits from a driveway leading to a long tandem garage which offers extensive parking or storage options to suit various needs.

Practicality is further enhanced by the 'no onward chain' status, providing potential buyers with a straightforward and timely purchasing process. The property's layout includes generous room proportions throughout, contributing to a sense of comfort and space. The large plot size adds to the appeal, offering ample external space in addition to the well-considered internal layout.

Skegness, located in Lincolnshire, is widely recognised for its coastal character and range of local amenities. The area combines access to open countryside with the benefits of convenient links to local shops, schools, parks, and leisure facilities. Residents enjoy a balance of a peaceful environment with the attractions and services of the wider community close at hand, making this an attractive location for a variety of lifestyles.

Porch

Entered via an UPVC door, door to;

Hall

With radiator, storage cupboard also housing the hot water tank, doors to;

Lounge

5.76m x 4.55m (18'11" x 14'11")

With UPVC patio doors to the rear garden, gas fire with marble hearth, radiator.

Bathroom

2.9m x 2.09m (9'6" x 6'11")

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, bath with shower over, tiled walls, radiator.

Bedroom One

4.54m x 3.63m (14'11" x 11'11")

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

Ensuite

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, shower cubicle, radiator, tiled walls.

Bedroom Two

3.5m x 3.05m (11'6" x 10'0")

With UPVC window to the front aspect, fitted wardrobe, radiator.

Bedroom Three

3.21m x 2.85m (10'6" x 9'5")

With UPVC window to the front aspect, radiator.

Utility Room

2.91m x 1.84m (9'6" x 6'0")

With UPVC window to the side aspect, central heating boiler, radiator, base cupboards, stainless steel sink, space for washing machine.

Kitchen/Diner

4.54m x 3.93m (14'11" x 12'11")

With UPVC windows to the side and rear aspects, fitted with range of base and wall cupboards, stainless steel sink, integrated electric oven, integrated gas hob with extractor over, space for fridge freezer, radiator, door to the rear garden.

Inner Hall

3.63m x 1.21m (11'11" x 4'0")

With radiator, door to;

Garage

9.7m x 3.05m (31'10" x 10'0")

With electric up and over door, UPVC window to the rear aspect, power and light, drop down ladder to the loft.

Outside

To the front there are hedges, plants, shrubs, block paving and purple slate, walling to the front. To the side the driveway leads to the garage. To the rear is a block paved patio, lawn, plants and shrubs, greenhouse. To the side is a further garden laid to plants, shrubs and trees.

Services

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

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.





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

Tenure: Freehold
Council tax band: C
EPC rating: TBC
Detached Bungalow, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unhoarded, accessed by ladder
Outside areas: Rear garden
Not Known spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Gas
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone OK, Three Great, EE good
Parking: Drive and Garage
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order

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

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



97 CHURCH LANE

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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