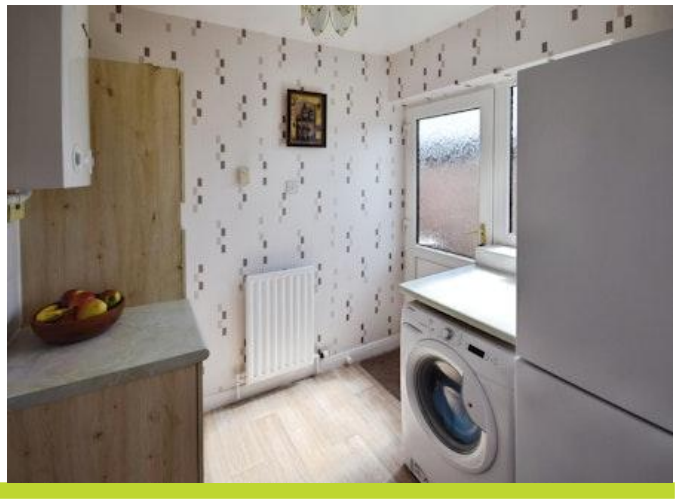
Buy. Sell. Rent. Let.

# 3 Skipworth Way, Winthorpe, PE25 1RS

3 1 1

£230,000

When it comes to property it must be lovelle



£230,000

3 1 1

Key Features

- No Onward Chain
- Fabulous, Deceptively Spacious Bungalow
- Quiet, Cul-de-sac Location
- Great Location, Off Country Lane but also less than Two Miles to Town Centre
- Low Maintenance Plot, Not Overlooked
- Rubberised Driveway & Garage with Electric Remote-Controlled Roller Door
- EPC rating C
- Tenure: Freehold

BATH

Fabulous, deceptively spacious bungalow for sale with NO ONWARD CHAIN! Located in a quiet cul-de-sac, off a country lane with pleasant countryside around and footpaths through the fields and over to the tree lined King George V walk as well as being less than a mile to the golden sandy beach and less than two miles to the town centre! This great bungalow offers very well presented accommodation with upgrades to include new gas central heating boiler fitted in 2024, newly upgraded bathroom (2026) and new carpeting and flooring throughout (2026). The hallway has handy, generous triple storage/airing cupboards and doors lead off to well laid out accommodation comprising; good size lounge-diner with triple aspect windows, breakfast kitchen, utility room, four-piece bathroom, three bedrooms with wardrobes plus the benefit of a fixed ladder style staircase off the hallway to two decorated and carpeted loft rooms, centrally heated with Velux style windows. In the agent's opinion these bonus loft rooms offer great extra space that could be utilised for hobbies/crafting, home office/working from home etc. Outside there is a rubberised driveway leading to a detached garage with electric remote controlled roller door and low maintenance, fully enclosed front and rear gardens offering a safe, secure garden with pleasant areas to enjoys sunny spots both in the morning and evening. The gardens also benefit from not being over-looked!

## Hall

Entered via a UPVC door, ladder style stairs to access the loft rooms, triple cupboard (one with the hot water tank), radiator, doors to;

## Lounge-Diner

5.68m x 5.32m (18'7" x 17'6")

With triple aspect UPVC windows, gas fire and surround, two radiators.

## Kitchen

3.63m x 2.85m (11'11" x 9'5")

With UPVC window to the side aspect, fitted with range of base and wall cupboards with worktops over, one and half bowl drainer sink, integrated electric oven, integrated halogen hob with extractor over, radiator, door to;

## Utility Room

2.12m x 2.12m (7'0" x 7'0")

With Worcester central heating boiler (fitted 2024), radiator, UPVC window and door to the side aspect, fitted with base and wall cupboards, space for washing machine and fridge freezer.

## Bedroom One

4.03m x 2.84m (13'2" x 9'4")

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

## Bedroom Two

3.77m x 3.06m (12'5" x 10'0")

With UPVC windows to the side and rear aspect, freestanding wardrobe, radiator.

## Bedroom Three

2.76m x 2.43m (9'1" x 8'0")

(Maximum dimensions, into wardrobe). With UPVC window to the side aspect, radiator, fitted mirrored wardrobes.

## Loft Room

7.38m x 3.44m (24'2" x 11'4")

(minimum dimensions). With three Velux style windows, power points, radiator, access to eaves storage, door to;

## Second Loft Room

4.08m x 3.44m (13'5" x 11'4")

With Velux style window, radiator, power points.

## Garage

4.98m x 2.95m (16'4" x 9'8")

With power and light, electric roller door, personnel door to garden, window to the side aspect.

## 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

A great cul de sac location, half a mile from the local shop and bus stop, within a mile of the beach and approximately 2 miles from Skegness town centre.

## Directions

From our office proceed northward along Roman Bank (A52) go over the Ship cross roads, pass the Northshore Golf Course on the right, Church Lane will be found on the left hand side after the traffic lights, Skipworth Way can be found on the right.

## 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/Y8uo3iTpbKW8LNhtnZ4rC2/view

## Material Information Data

Tenure: Freehold
Council tax band: C
EPC rating: C
Detached bungalow, standard brick and block construction
3 bedrooms, 1 bathrooms
Accessibility adaptations: None
Loft: insulated and boarded, accessed by stairs
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, installed 15th Mar 2024
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage, Driveway, and On Street
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: no

## Title Register Restrictions

The owner cannot put up any new buildings or make changes to the outside of the house without first getting written approval for the plans from the original developer.
The owner must maintain and keep in good repair the timber fences along the south-eastern boundary (marked with a 'T' on the title map).
No buildings or obstructions are allowed to be built in front of the established building line.
The owner is not permitted to store caravans, trailers, boats, or commercial vehicles on the land.
The property must be used only as a private home; no business or trade that causes noise or annoyance is allowed.
No animals are allowed on the property except for standard domestic pets.
The owner must not park vehicles on or block the shared access path (coloured brown on the property map).
The previous owners kept the right to change or cancel restrictions on neighbouring land without needing the owner's permission.

## 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.

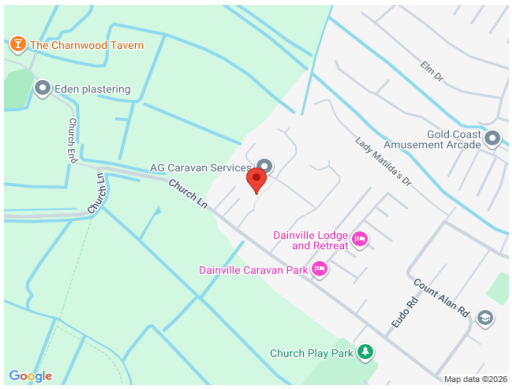
## Agents Notes

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

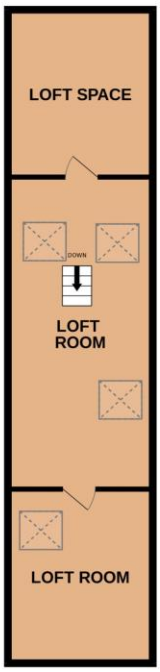
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person.  This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

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


The Charnwood Tavern
Eden plastering
Church Ln
Church Ln
AG Caravan Services
Elm Dr
Gold Coast Amusement Arcade
Lady Matilda's Dr
Dainville Lodge and Retreat
Dainville Caravan Park
Eudo Rd
Count Alan Rd
Church Play Park
Google
Map data ©2026

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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When it comes to property
it must be
lovelle

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The Property Ombudsman