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60 Burgh Old Road, Skegness, PE25 2LH



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£399,950

When it comes to
property it must be


lovelle

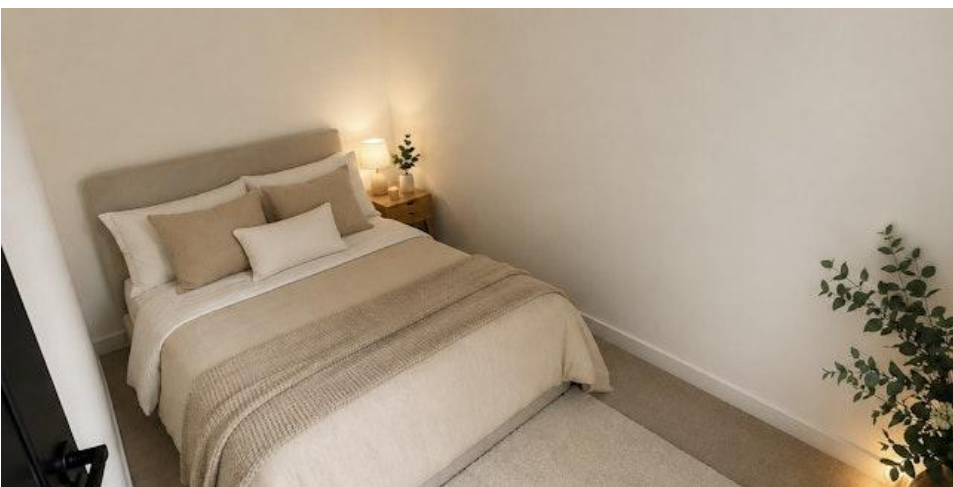
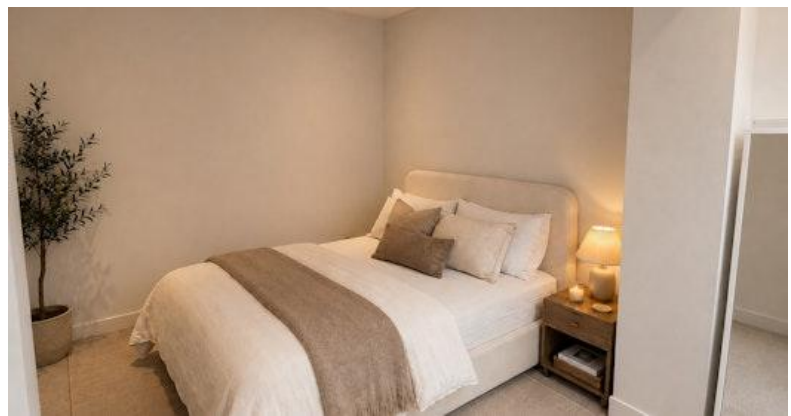


£399,950

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- Key Features**
- Extended & Renovated Detached Bungalow
 - Modern & Stylish Throughout
 - 1/4 of an Acre Plot- Extensive Driveway & Gardens
 - Four Double Bedrooms

- Fabulous Open Plan Lounge-Kitchen-Diner with Bi-Folding Doors
- En-Suite & Dressing Room to Master
- EPC rating C
- Tenure: Freehold





This impressive detached bungalow presents a fine opportunity for those seeking modern living in a spacious and well-appointed home. Expertly extended and renovated (practically re-built as all works completed since 2024 include the extension, new roof, new central heating system including pipework and boiler, new windows, all new internal fittings, bathrooms, kitchen and re-wired), this freehold property occupies a generous quarter-acre plot, enhanced by extensive driveway space and landscaped gardens, promoting a sense of privacy and tranquillity. The accommodation is thoughtfully designed throughout, offering a harmonious blend of style and practicality, with gas central heating serving the residence efficiently. The property comprises four sizeable double bedrooms, ensuring ample accommodation for family or guests. The principal bedroom benefits from its own en-suite shower room, as well as an adjoining dressing room for added convenience and comfort. The main bathroom is presented to a high standard, featuring a luxurious four-piece suite that includes a bath, separate shower enclosure, twin washbasins, and WC. A notable highlight of the home is the large open plan lounge, kitchen, and dining area. This versatile and contemporary space is enhanced by bi-folding doors that allow abundant natural light and offer seamless transition to the rear garden, ideal for both relaxation and entertaining. The kitchen area with island breakfast bar is fully integrated within this layout, delivering an environment well-suited to both everyday living and social gatherings. Throughout, the property is characterised by a modern and stylish finish, with attention to detail evident in the choice of fittings and decor. Offered with no onward chain, the home is ready for immediate occupation upon completion, streamlining the purchase process. Located in Skegness, Lincolnshire, the property enjoys proximity to a range of essential amenities, including shops, schools, and public transport links. The area is renowned for its blend of coastal scenery and town conveniences, combining residential tranquillity with accessible leisure and service facilities. Residents benefit from the nearby coastline, open spaces, and the established community atmosphere characteristic of the region.

Hall

14'11" x 2'9" (4.5m x 0.8m)

Entered via a composite side entrance door, porcelain tile floor, open to lounge/Kitchen/diner, inner hall, door to dressing room, door to;

Walk in Cupboard

10'0" x 2'9" (3m x 0.8m)

With fitted hanging and shelving, consumer unit.

Lounge/Kitchen/Diner

24'5" x 16'6" (7.4m x 5m)

With Bifold doors to the rear garden, two full length windows, spotlights, feature lighting, porcelain tiled floor with underfloor heating, skylight, media wall, Bluetooth speaker kit, fitted base and wall cupboards with worktops over, Stoves gas and electric range cooker, Rangemaster extractor over, 'hidden' door to utility, central island with inset sink and mixer tap over, power and plumbing for integrated dishwasher, breakfast bar.

Utility Room

7'6" x 7'2" (2.3m x 2.2m)

With UPVC half glazed door to the rear aspect, fitted with base and wall cupboards with worktops over, integrated clothes drying rail, inset sink, space and plumbing for washing machine and tumble dryer, porcelain tiled floor, radiator.

Inner Hall

With feature radiator, spotlights, doors to;

Bedroom Two

14'0" x 14'0" (4.3m x 4.3m)

With UPVC bay window to the front aspect, vertical radiator, spotlights.

Bedroom Three

14'0" x 10'4" (4.3m x 3.1m)

UPVC bay window to the front aspect, vertical radiator, spotlights, wardrobes in alcove, loft access.

Bedroom Four

12'10" x 7'0" (3.9m x 2.1m)

With UPVC full length window to the front aspect, radiator

Master Suite

Dressing Room

9'8" x 8'4" (2.9m x 2.5m)

Vertical radiator, skylight, fitted wardrobe, spotlights, door to ensuite, open to;

Bedroom Area

9'8" x 8'3" (2.9m x 2.5m)

Space for large double bed, spotlights.

Ensuite

9'9" x 6'11" (3m x 2.1m)

With UPVC window to the side aspect, back to wall WC, wash hand basin inset to vanity unit, walk in shower, feature ladder radiator, extractor fan spotlights.

Bathroom

8'7" x 10'0" (2.6m x 3m)

With UPVC full length window to the side aspect, freestanding bath and separate shower cubicle, low level WC, twin wash hand basins inset to vanity unit, back lit mirror, spotlights, tiled walls and floor, extractor fan.

Outside

To the front is an extensive gravelled driveway which leads down the side of the bungalow. To the rear is a gravelled seating area and garden laid to lawn (NB some AI in photos as currently half seeded) enclosed by fencing.

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

Pleasant location towards the edge of town with large rear garden. The town centre and sandy beach is 1.5 miles from the property and there are local shops, petrol station, doctors, primary and secondary schools and bus stop all within half a mile of the bungalow.

Directions

From our office on Roman Bank, proceed along to The Ship traffic lights. Turn left onto Burgh Road. Continue along, past the Spar shop and the petrol station. Turn right before the traffic lights onto Burgh Old Road. At the mini roundabout turn left and the property can be found on the right hand side marked by our for sale board.

NB

The images within this brochure have been created using CGI and AI assisted visualisation technology to illustrate the property's potential appearance. They are indicative only and should not be relied upon as a representation of the final finished product.

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/3aCmMm5KPMPgiRwZ38ccLa/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: C

Detached bungalow, standard brick and block construction

4 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Ladders

Outside areas: Front garden, Side garden, and Rear garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 17th Jun 2024
Heating features: Double glazing, underfloor heating, and triple glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway
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 must follow a 'building line' which requires buildings to be set back 50 feet from the road, although small features like porches can extend slightly beyond this.
The owner is required to maintain boundary fences at a height between 4.5 feet and 5.5 feet along the front and specific side boundaries. The owner cannot dig for sand or gravel on the land, except when digging foundations for a new building.
The property must only be used as a private home or garage. No business or trade of any kind is allowed to be carried out on the land.
The owner is not permitted to put up huts, sheds, caravans, or advertising boards on the property.
No offensive or noisy businesses are allowed on the land. Additionally, the owner cannot keep pigs and is limited to keeping no more than one dog.

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

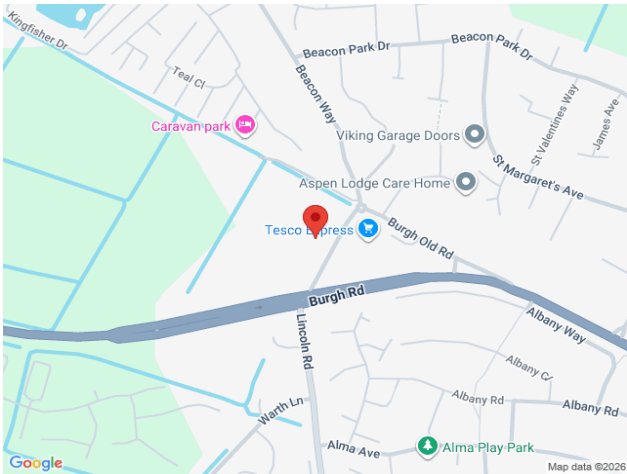
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND 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


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