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4 North Parade Extension, Skegness, PE25 1BX

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£610,000

When it comes to property it must be lovelle







£610,000

5 5 3

Key Features

- High Quality, Renovated House with Sea Views
- Five Bedrooms, Three with Ensuites & Jack & Jill Shower Room Serving the Other Two
- Fabulous Living/Kitchen/Diner with Bi-folding Doors
- Utility/Boot Room with Shower Room Off
- Cinema Room & Study
- Driveway with Space for Numerous Cars
- EPC rating C
- Tenure: Freehold



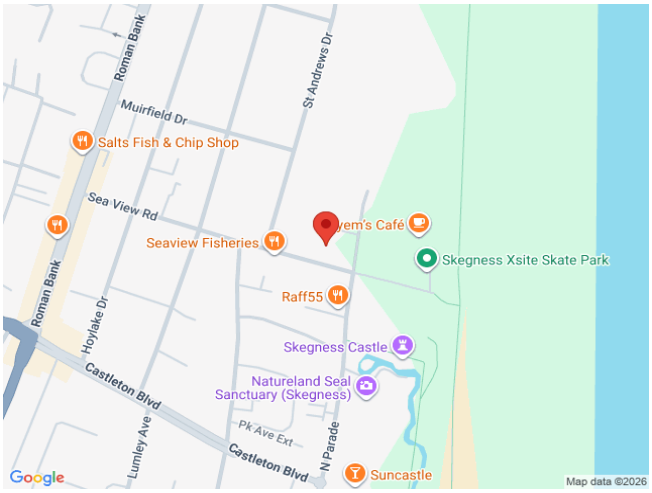











Roman Bank
St Andrews Dr
Muirfield Dr
Salts Fish & Chip Shop
Sea View Rd
Seaview Fisheries
Skegness Xsite Skate Park
Raff55
Roman Bank
Hoylake Dr
Skegness Castle
Castleton Blvd
Natureland Seal Sanctuary (Skegness)
Pk Ave Ext
Lumley Ave
Castleton Blvd
N Parade
Suncastle
Google
Map data ©2026

Wonderful location on no through road with VIEWS OF THE SEA and towards the Norfolk Coastline. This exceptional home has been comprehensively renovated and refurbished throughout to an exacting standard, effectively creating a new-build specification within a period property. The property enjoys large open plan living/kitchen/diner with bi-folding doors to the garden, cinema room, study, downstairs wc, boot/utility room with shower room off, master bedroom to the first floor with views to the sea with luxury en-suite, two further double bedrooms with luxrury en-suites and to the second floor two further bedrooms with jack and jill en-suite shower room. Styled beautifully with Scandi aesthetic bathrooms and modern, neutral decor, high-quality meets luxurious living. Completely stripped back and renovated throughout, with all new plumbing, including a new boiler, hot water system and booster system designed to ensure consistent hot water supply across all five bathrooms. Entirely rewired with new electrical installations, including provision for an outdoor kitchen within the patio area, complete with water and power supplies. New roof installed with Velux roof windows to the rear elevation, enhancing natural light throughout the upper floor. Ground floor reconstructed with new insulated concrete floors and comprehensive underfloor heating throughout. Party walls across all three floors have been upgraded with acoustic soundproofing for enhanced privacy and comfort. Quality kitchen fitted with premium integrated Miele appliances, including a steam combination oven, conventional oven, microwave, two warming drawers, built-in coffee machine, dishwasher, and fridge freezer. Full property data cabling installed throughout, providing high-speed internet connectivity to every room. All windows and external doors have been replaced with new installations throughout the property. The result is a beautifully modernised home combining high-quality craftsmanship, contemporary technology and exceptional comfort. Close to amenities with pubs/take-aways, cafes, all within 350 metres and the sea front and town centre within 1/2 a mile.

Hall
Entered via a side entrance composite door with glazed side panels, stairs to the first floor, spotlights, open to cinema room and kitchen, door under stairs leads to plant room (underfloor heating system and consumer unit)

Kitchen/Living/Dining Room
9.57m x 5.62m (31'5" x 18'5")
With two large skylights and full length windows and bi-folding doors to allow lots of air and light, TV point, spotlights. The kitchen area is fitted with high quality base, wall and larder cupboards, integrated Miele appliances including microwave, two ovens (one combi and steam) and warming drawer, coffee machine, integrated fridge freezer, inset one and half bowl sink. Central island with pan drawers and feature lighting over.

Cinema Room
4.7m x 3.03m (15'5" x 9'11")
With UPVC window to the rear aspect, media wall with shelving, space and point for TV, two steps down to;

Study
3.61m x 2.98m (11'10" x 9'10")
With Bi-fold doors, door to boot room and;

WC
With low level WC, wash hand basin, automatic lighting, extractor fan.

Boot/Utility Room
3.58m x 3.61m (11'8" x 11'10")
With UPVC window and door with glazed panel to the side aspect, spot lights, fitted cupboards with plumbing for washing machine, Viessman central heating boiler, hot water tank, door to;

Shower Room
Cleverly designed for ease of washing off muddy feet and paws! Walk in shower cubicle with electric shower, wash hand basin inset to vanity unit, low level WC, extractor fan and spotlights.

First Floor
Split level, stairs to the second floor, radiator, doors to;

Master Bedroom
5.95m x 3.71m (19'6" x 12'2")
With feature full length windows and door (opens to flat roof over kitchen/living room) with sea views, TV point, wall lights, spotlights, vertical radiator, recess for walk in wardrobe, door to;

En-Suite
2.11m x 1.79m (6'11" x 5'11")
With UPVC window to the side aspect, back to the wall WC, wash hand basin inset to vanity unit, walk in shower, ladder style radiator, spotlights, extractor fan.

Bedroom Two
3.64m x 3.58m (11'11" x 11'8")
With UPVC window to the rear aspect, fitted wardrobes, radiator, spotlights, TV point, door to;

Ensuite
2.77m x 1.58m (9'1" x 5'2")
With UPVC window to the side aspect, walk in shower, back to the wall WC, wash hand basin inset to vanity unit, ladder style radiator, spotlights, extractor fan.

Bedroom Three
3.06m x 2.94m (10'0" x 9'7")
With UPVC window to the rear aspect, vertical radiator, spotlights, TV point, door to the walk in wardrobe and door to;

En-suite Bathroom
2.11m x 1.66m (6'11" x 5'5")
With modern bath, back to the wall WC, wash hand basin inset to vanity unit, ladder style radiator, spotlights, extractor fan.

Second Floor Landing
With Velux window, radiator, doors to;

Bedroom Four
5.95m x 3.95m (19'6" x 13'0")
(maximum dimensions). With full length feature window with sea views and Juliette balcony, TV point, spotlights, feature lights, radiator, recess for walk in wardrobe, door to Jack and Jill shower room.

Bedroom Five
5.95m x 2.05m (19'6" x 6'8")
With three Velux windows to the rear aspect, vertical radiator, TV point, fitted wardrobe, door to the Jack and Jill shower room, spotlights.

Jack and Jill Shower Room
2.6m x 2.39m (8'6" x 7'10")
With UPVC window to the side aspect, back to wall WC, wash hand basin inset to vanity unit, walk in shower, spotlights, extractor fan, ladder style radiator.

Outside
The property is approached off North Parade Extension, a no through road with little traffic. Currently being landscaped to include; high quality gates giving access to large, double width driveway, lawn and patio areas adjacent to the bi-folding doors from the living/dining/kitchen. Footpath to the side leading to the rear laid to concrete with block built store, timber shed. Gated access off from the rear leads to pedestrian access leading to North Shore Road. Additionally, the property has three further allocated car parking spaces opposite your gates on North Parade Extension.

Services
The property has mains gas, mains electricity, mains water and sewerage. 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
Wonderful location on no through road with views of the sea and towards the Norfolk Coastline. Close to amenities with pubs/take-aways, cafes, all within 350 metres and the sea front and town centre within 1/2 a mile.

Directions
From our office on Roman Bank proceed north and go straight on at The Ship traffic lights. Turn next right onto Sea View Road. At the top as the road bends sharply to the right and becomes North Parade turn left onto North Parade Extension and the property is on the lefthand side.

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/T4H6ABUkK7dtVeZk7ZNVX/view

Material Information Data
Tenure: Freehold
Council tax band: C
EPC rating: E
Semi-detached house, standard brick and block construction
5 bedrooms, 5 bathrooms, 1 reception
Accessibility adaptations: Lateral living
Loft: insulated and unboarded, accessed by via a loft hatch 2 accesses one to the middle and 1 to the rear
Outside areas: Front Garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Communal heating system
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Driveway and Private
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation
Long-term flood risk: yes
River and sea flooding risk: Medium
Surface water flooding risk: Very Low
Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely
No specialist issues recorded

Title Register Restrictions

Title register restrictions (LL252192):
The property is subject to restrictive covenants (legal rules that limit what can be done with the land) contained in a 1975 deed. These are common and usually designed to maintain the character of the local area.
There are restrictions regarding 'light or air'. This typically means the owner cannot build anything that would block a neighbour's access to natural light or airflow.
There are rules concerning boundary structures, such as fences or walls. These usually specify who is responsible for maintaining them or what type of structures are permitted.

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.

GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.

2ND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.6 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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The Property Ombudsman

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