

Buy. Sell. Rent. Let.



82 Richmond Drive, Skegness, PE25 3SF



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£310,000

When it comes to
property it must be


lovelle



£310,000

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- Key Features**
- Immaculate Extended Semi Detached House
 - Open Field Views
 - Five Bedrooms
 - Downstairs Shower Room, Upstairs Bathroom & En-Suite to Master
 - Downstairs Fifth Bedroom/Sitting Room
 - Lounge, Conservatory & Games Room
 - EPC rating C
 - Tenure: Freehold





WOW, fantastic, extended semi detached house with open field views! This modernised home offers; kitchen-diner, utility room, lounge, conservatory games room, downstairs shower room, downstairs fifth bedroom/sitting room, upstairs there is a lovely family bathroom, master bedroom with en-suite, two further double bedrooms and a single bedroom. The accommodation is immaculate and having been extended in 2017 offers flexible living options, the lay out is conducive to creating an annexe/multi-generational living or even a larger family, people looking for more space or maybe working from home. The well presented low maintenance gardens also have useful sheds and a log cabin style hot tub room! The property has UPVC double glazing and gas central heating and off road car parking. Great position just half a mile from the town centre, Tescos and train station. The popular Richmond Primary School is just along the road and the beach just over half a mile away. Across the road is a lovely tree lined walk (Vine Walk) with the Vine Pub/Restaurant beyond. Although very convenient for amenities and beach the property enjoys a lovely open field aspect from the rear garden!

Reception Lobby

Entered from the front aspect via a UPVC double glazed door, with radiator, laminate effect flooring, door to;

Lounge

6.2m x 3.78m (20'4" x 12'5")

(maximum dimensions) With UPVC double glazed window to the front elevation, pair of UPVC double glazed patio doors to the conservatory, TV aerial point, laminate effect floor, coving to ceiling, two radiators, stairs to the first floor, doors to lobby and;

Kitchen-Diner

7.29m x 3.58m (23'11" x 11'8")

(maximum dimensions). Fitted with base and wall units with worksurfaces over, tiled splashback, single drainer sink unit with mixer tap over and filter water tap, integrated double electric oven with induction hob, integrated dishwasher, space for fridge-freezer, two radiators, modern laminate flooring, UPVC double glazed windows to the front and rear aspect, UPVC double glazed door to the rear conservatory, coving to ceiling.

Lobby

With laminate floor, UPVC double glazed window to the front elevation, radiator, storage cupboard, doors to living room/bedroom and

Shower Room

1.71m x 1.31m (5'7" x 4'4")

With back to the wall WC and inset wash hand basin, double shower enclosure, opaque UPVC window to the front elevation, tiled walls and floor.

Living Room/Bedroom Five

3.81m x 3.02m (12'6" x 9'11")

With UPVC double glazed window to the rear, coving to the ceiling, laminate floor, radiator.

Conservatory

5.4m x 3.58m (17'8" x 11'8")

Of brick and UPVC construction, with tiled floor, vertical radiator, ceiling light fan, French doors to;

Games Room

4.9m x 4.18m (16'1" x 13'8")

Of brick and UPVC construction with patio doors to the rear garden and door to;

Utility Room

5.18m x 1.27m (17'0" x 4'2")

With UPVC window and door to the front aspect, fitted with base and wall cupboards with worktops over, inset stainless steel sink, space and plumbing for washing machine and tumble drier, tiled floor.

Landing

With airing cupboard housing combi boiler (fitted 2017), loft access, doors to;

Bedroom One

5.67m x 3.01m (18'7" x 9'11")

With UPVC window to the front and rear aspects, laminate floor, two radiators, door to;

En-suite

1.75m x 1.24m (5'8" x 4'1")

With UPVC window to the front aspect, shower enclosure, back to the wall WC, inset wash hand basin, tiled walls and floor, spotlights, radiator.

Bedroom Two

4.07m x 3.07m (13'5" x 10'1")

With UPVC double glazed window to the front aspect, radiator, coving to ceiling.

Bedroom Three

4.04m x 2.59m (13'4" x 8'6")

(maximum dimensions) With UPVC double glazed window to the front aspect, radiator, coving to the ceiling, laminate floor, fitted wardrobes.

Bedroom Four

2.18m x 2.59m (7'2" x 8'6")

(L-shaped, maximum dimensions). With UPVC window to the rear aspect, radiator, laminate floor, coving to ceiling.

Bathroom

With UPVC double glazed window to the rear aspect, ladder style radiator, jacuzzi style bath with mixer tap/shower attachment, tiled walls, back to wall wc and wash hand basin inset to vanity, spotlights, coving to ceiling.

Outside

A shared gravel drive leads to the gravelled parking area and. There are two private garden areas to both sides of the house both overlooking farmland to rear aspect. The rear garden is laid to patio and artificial lawn with decked seating area with pergola over, summer house and storage shed, enclosed by fencing. To the other side there is a further attractive garden area also laid to patio and artificial grass with raised fish pond with storage shed and log cabin all enclosed by fencing.





Log Cabin/Hot Tub Room

5.33m x 2.81m (17'6" x 9'2")

With Lay-z-spa hot tub (included in sale), power and light, windows and doors to the garden. Ideal space to use for outdoor entertaining and relaxing. If you did not want to keep the hot tub the room is ideal as a summer house or hobbies room or even just further storage.

Shed

2.74m x 2.36m (9'0" x 7'8")

With power and light, French doors to the garden.

Services

The property has gas central heating, mains sewerage, mains water and electric. 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

Located in the popular Richmond area within ½ mile of the town centre, train station and supermarkets and just over ½ a mile to the golden sandy beach.

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights and past the school and the property will be found on the right hand side almost opposite Vine Walk.

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/properties/SLPKEtjrgHpqRDRyru5xC3/view#property>

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Stairlift

Coal mining area: No

Non-coal mining area: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**
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