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56 Burgh Old Road, Skegness, PE25 2LH



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£374,950

When it comes to
property it must be


lovelle



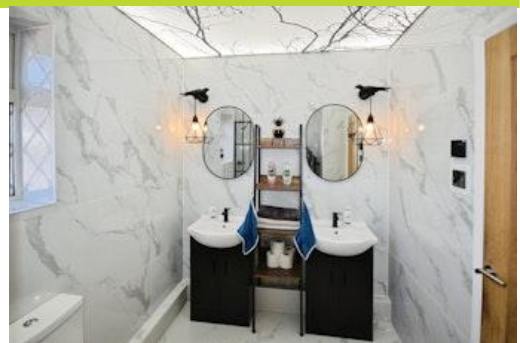
£374,950



Key Features

- Extended Detached Bungalow
- Four Bedrooms
- Beautiful Large Kitchen-Diner open to Lounge+ Utility Room
- Modern Bathroom and Shower Room
- Lounge with Bay Window
- Large In and Out Driveway, Space for Numerous Cars
- Easy Charger and New Central Heating Boiler (April 2026)
- EPC rating C
- Tenure: Freehold





Upgraded and improved, deceptively spacious, detached bungalow with large garden! The plot is 1/4 of an acre with large rear garden and in and out driveway with space for 7/8 cars. The accommodation comprises; reception hallway/office, beautifully re-fitted kitchen open to large dining area, open to lounge with bay window, modern bathroom and shower rooms, four bedrooms, with gas central heating and UPVC double glazing. This spacious bungalow offers flexible accommodation as the layout could be conducive to creating annexe accommodation or for someone looking to work from home and benefits from an easy charger and a new boiler installed April 2026.

Reception Hall/Study

5.15m x 3.05m (16'11" x 10'0")

Entered via a composite front door with UPVC side insets, UPVC window to the side aspect, loft access, door to;

Inner Hall

With doors to the utility, kitchen/diner and bedroom three.

Utility Room

2.14m x 1.7m (7'0" x 5'7")

With shelving and plumbing for washing machine.

Bedroom Three

3.18m x 3.15m (10'5" x 10'4")

With UPVC bay window to the front aspect, radiator, coving.

Kitchen/Diner

4.33m x 4.133m (14'3" x 13'6")

With UPVC glazed door to the side aspect, re-fitted with modern kitchen consisting of base and wall units, work surfaces with inset 1 and 1/2 bowl sink, integrated dishwasher, integrated electric oven, space for range style cooker, space for American style fridge-freezer, spotlights, Karndean flooring, vertical radiator, UPVC patio doors to the rear garden, door to the bathroom and inner hall, open to;

Dining Room

5.31m x 3.16m (17'5" x 10'5")

With Karndean flooring, door to bathroom, radiator, open to lounge.

Bathroom

3.02m x 2.36m (9'11" x 7'8")

Fitted with modern suite with oval bath, separate walk in shower, low level WC, wash hand basin, chrome designer radiators, spotlights, tiling where appropriate.

Lounge

4.26m x 3.65m (14'0" x 12'0")

With UPVC bay window to the front aspect, two radiators, door to hall with doors off to bedrooms 2 and 4 and shower room and door to;

Bedroom One

4.34m x 3.81m (14'2" x 12'6")

UPVC window to the rear aspect, radiator, coving.

Second Inner Hall

With doors to shower room and bedrooms two and four.

Bedroom Two

4.39m x 2.87m (14'5" x 9'5")

With UPVC window to the front aspect, radiator and coving.

Bedroom Four

4.12m x 2.44m (13'6" x 8'0")

With UPVC window to the rear aspect, radiator and coving.

Shower Room

2.95m x 1.92m (9'8" x 6'4")

With UPVC window to the side aspect, shower cubicle, twin wash hand basin inset to vanity units, low level WC, tiled walls and floor, coving, feature lighting to ceiling and walls.

Outside

There is a front garden laid to lawn with plants and shrubs. Large tarmac in and out driveway with space to park in the region of 7/8 cars. Gated access leads to the rear garden laid to a large patio area with large, covered section creating a great outdoor eating area and lawn with plants, trees and shrubs, timber shed, enclosed by fencing and hedging.

Services

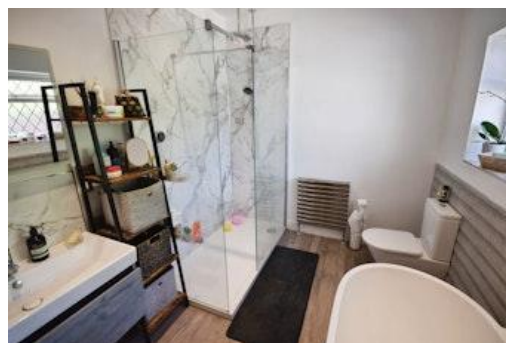
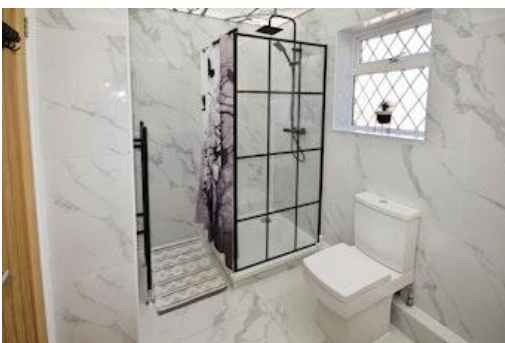
The property has mains, water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require 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.





Material Information Link

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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/DV91nJdMbd4CBsBEhcBEZt/view>

Material Information Data

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard 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 - Good

Parking: Driveway

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: None

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/>

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

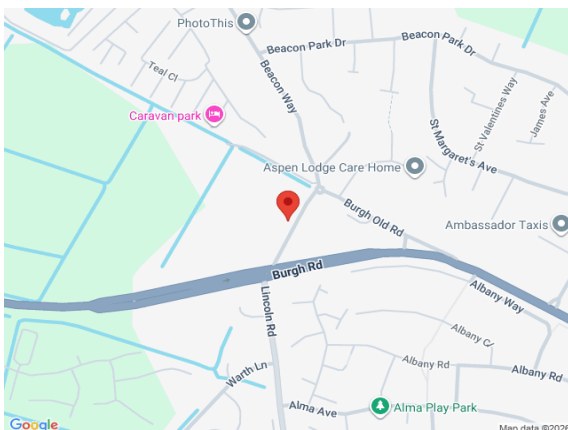
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.

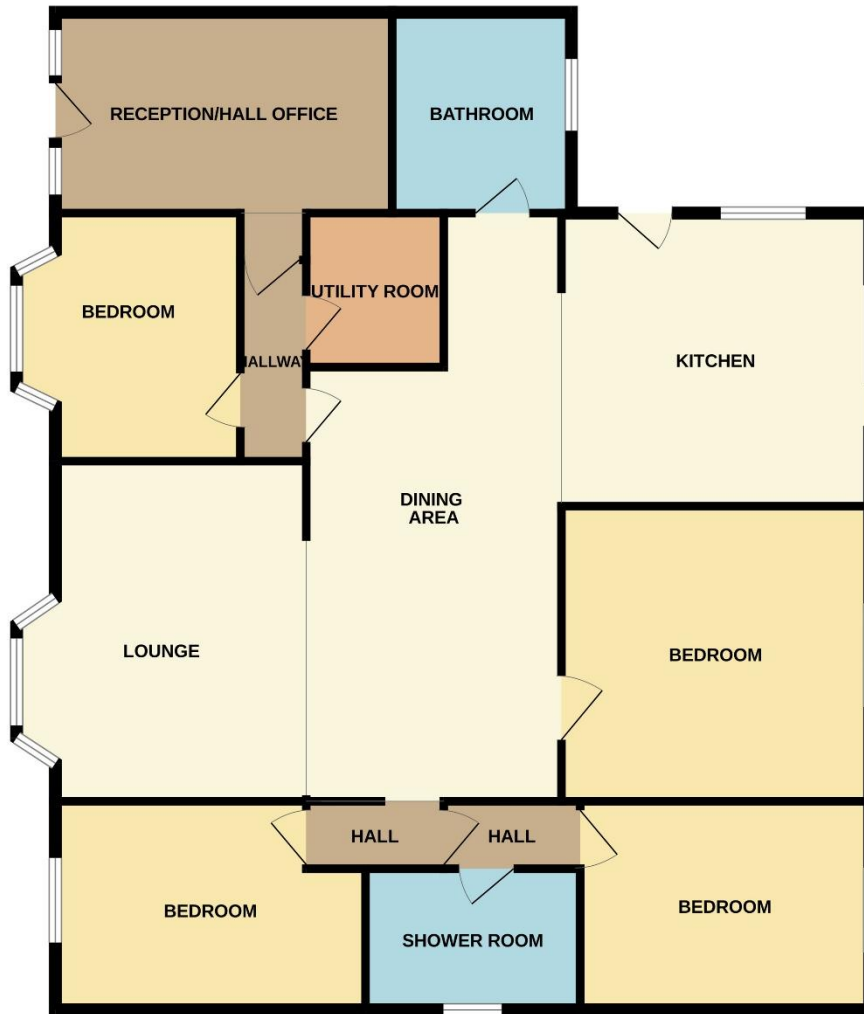
Agents

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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**
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