

Buy. Sell. Rent. Let.



68 Lincoln Road, Skegness, PE25 2EE



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£270,000

When it comes to
property it must be


lovelle



£270,000

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Key Features

- NO ONWARD CHAIN
- Very Large Rear Garden
- Generous Extended Accommodation
- Close to Town Centre & Amenities
- Driveway & Garage
- Lounge, Dining Room & Games Room
- EPC rating D
- Tenure: Freehold





This detached house presents an excellent opportunity for those seeking generous and versatile accommodation in Skegness. With three double bedrooms and a comprehensive range of living spaces, the property has been thoughtfully extended to provide both comfort and flexibility for a variety of lifestyles. The residence is offered with no onward chain, simplifying the purchasing process for prospective buyers. The home benefits from a spacious lounge, dedicated dining room, and a large games/family room, creating ample public space for relaxation and entertainment. The kitchen/diner provides a substantial area for both culinary activities and informal dining, complemented by a practical utility room and a downstairs WC. The master bedroom is enhanced by an adjoining space offering potential for use as a study, nursery, or walk-in wardrobe, suitable for a range of personal requirements. The four-piece bathroom is designed to accommodate family needs and provide a higher level of convenience. Modern gas central heating and UPVC double glazing are featured throughout, contributing to comfort and energy efficiency. The property also includes a driveway and garage, offering convenient parking options. A large rear garden adds to the appeal, providing a generous outdoor setting suitable for relaxation or recreational purposes. This property enjoys close proximity to town centres and local amenities, offering residents straightforward access to shopping, dining, and essential services. The area is well established and suited to a variety of households, providing a practical balance of residential calm and connectivity to the wider region.

Hall

Entered via porch with radiator, stairs to the first floor, understairs storage cupboard, doors to;

WC

With low level WC, radiator.

Lounge

4.55m x 3.96m (14'11" x 13'0")

With UPVC bay window to the front aspect, two radiators, French doors to;

Games/Family Room

5.8m x 3.81m (19'0" x 12'6")

With UPVC window and French doors to the rear garden, radiator.

Dining Room

4.3m x 3.81m (14'1" x 12'6")

With UPVC bay window to the front aspect, radiator.

Kitchen/Diner

4.67m x 3.08m (15'4" x 10'1")

With UPVC window to the rear aspect, radiator, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, space for electric cooker and dishwasher, door to;

Rear Hall

Door to the garden and garage, door to;

Utility Room

2.87m x 2.72m (9'5" x 8'11")

With UPVC windows to the side and rear aspects, base cupboards with double drainer sink, space and plumbing for washing machine and tumble dryer, radiator.

Landing

With loft access, radiator, doors to;

Bedroom One

4.71m x 3.79m (15'6" x 12'5")

With UPVC bay window to the front aspect, two radiators, fitted wardrobes, door to;

Study

1.94m x 1.8m (6'5" x 5'11")

With UPVC window to the front aspect, radiator.

Bedroom Two

4.56m x 3.95m (15'0" x 13'0")

With UPVC windows to the front and rear aspects, two radiators, fitted wardrobes.

Bedroom Three

3.11m x 2.75m (10'2" x 9'0")

With UPVC windows to the side and rear aspects, radiator.

Bathroom

With UPVC window to the rear aspect, panelled bath, low level WC, wash hand basin inset to vanity, shower cubicle, cupboard housing immersion, radiator, tiled walls.

Outside

To the front is an enclosed garden and driveway leading to the garage. gated access opens to to rear where there is a very large L-shaped rear garden, with lawn and bedded borders, potting shed and storage shed.

Garage

5.06m x 2.72m (16'7" x 8'11")

With electric roller door, personnel door into rear hall, power and light, central heating boiler.

Services

The property has gas central heating, mains water, drains 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

Close to town with all its amenities; shops and supermarkets all within 1/2 a mile with the beach 1.5 miles.

Directions

From our office on Roman Bank follow the one way system and take the exit onto Lincoln Road, continue along this road and the property will be found on the right hand side marked by our for sale board.





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.

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: D

Detached house, standard brick and block construction

3 bedrooms, 1 bathroom

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Need a telescopic loft ladder to enter on top landing

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

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Not a listed building

Not in a conservation area

Tree preservation order present

No environmental risks recorded

No specialist issues recorded

Onward chain: no

Title Register Restrictions

The property must only be used as a bungalow, a standard house, or a boarding house unless written permission is obtained. The owner must not do anything on the property that causes a nuisance or annoyance to the neighbours or the local estate. The owner is responsible for keeping the fences, hedges, or walls on specific sides of the property (marked with a 'T' on the title plan) in good repair and cannot change the type of fencing without permission. No new buildings can be put up without the previous estate owner's approval of the plans. There are specific rules about room heights and floor levels, and roofs with gable ends (the triangular part of a wall between the slopes of a roof) are not allowed.

Alcohol cannot be sold on the premises without written permission. Caravans, mobile homes, or temporary structures like booths or roundabouts cannot be kept or used on the land. Bricks cannot be made or burnt on the property.

Title Register Restrictions Continued

The owner cannot put up billboards or advertising signs on the property.

Because the property was transferred to the current owner as a gift or for less than its full value in 1998, there is a legal note regarding the Insolvency Act. This is a technical rule that protects creditors if the person who gave the property away becomes bankrupt shortly after.

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

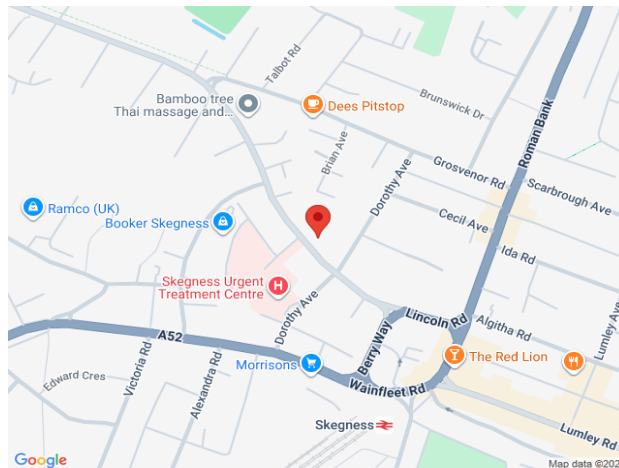
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

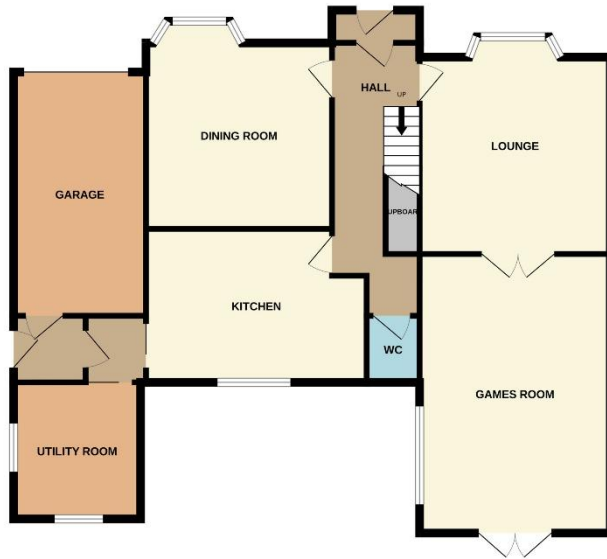
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1757 sq.ft. (163.2 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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When it comes to **property**
it must be


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