

Buy. Sell. Rent. Let.



4 Vine Road, Skegness, PE25 3DB



3



1



2

Asking Price £290,000

When it comes to
property it must be


lovelle



Asking Price £290,000



Key Features

- Detached Dormer Style Bungalow
- Three Double Bedrooms
- Kitchen
- Lounge Diner
- Conservatory
- Double Width Driveway & Garage
- EPC rating E
- Tenure: Freehold





FOR SALE WITH NO ONWARD CHAIN! Well presented dormer bungalow, close to the beach! With double width driveway, detached garage and front and rear gardens. The accommodation comprises; large entrance conservatory porch, spacious hall, large lounge-diner, kitchen and conservatory with four piece bathroom, large double bedroom to the front of the property, second double bedroom to the rear of the property with stairs leading up to the large third bedroom (space for two double beds). The property has gas central heating and majority UPVC double glazing. Well maintained plot with gardens to the front and rear plus double width driveway and detached garage.

Conservatory Porch

2.09m x 1.61m (6.9ft x 5.3ft)

UPVC entrance door, UPVC construction, composite door to;

Hall

Door to Bedroom Two, doors to stairs.

Bedroom One

3.92m x 3.92m (12.9ft x 12.9ft)

UPVC window to the front aspect, radiator, fitted wardrobes, coving.

Inner Hall

Doors to stairs and;

Bedroom Two

3.226m x 2.649m (10.58ft x 8.69ft)

UPVC window to the rear aspect, radiator, coving.

Bedroom Three

4.84m x 3.21m (15.9ft x 10.5ft)

UPVC window to the front aspect, fitted wardrobes, radiator.

Bathroom

2.42m x 2.36m (7.9ft x 7.7ft)

UPVC window to the rear aspect, low level WC, pedestal wash hand basin, panelled bath with mixer tap/shower head attachment, shower cubical, airing cupboard, radiator

Separate Lounge Diner

8.09m x 3.43m (26.5ft x 11.3ft)

UPVC bay window to the front aspect, two UPVC window to the side aspect, two radiators, door to;

Kitchen

3.43m x 2.72m (11.3ft x 8.9ft)

UPVC window to both sides, base and wall cupboards with worksurfaces over, stainless steel sink, integrated electric oven and hob with extractor over, integrated fridge freezer, integrated washing machine, tiled floor, door to;

Conservatory

3.52m x 3.04m (11.5ft x 10ft)

Of brick and UPVC construction, tiled floor, French doors to garden.

Outside

The front garden is mainly laid to lawn. Double width drive to the front and continues down side of the property to the garage (6.160 x 2.850). The enclosed rear garden laid to patio and lawn with plants, shrubs and trees.

NB

The property is located down a private road with joint maintenance. Ask us for more information.

Services

The property has mains gas, water, sewerage 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

Vine Road is located within the very sought after Seacroft location in Skegness and is only a few hundred metres from the beach and handy parade of shops including Spar mini supermarket, hairdressers, cafes, take-aways and various other shops, it is also less than a mile from the town centre. At the bottom of Vine Road is the well regarded Vine Hotel and restaurant and access to the wooded Vine Walk, ideal for a stroll if you want a change from the long sandy beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Turn left at the traffic lights onto Sandbeck Avenue. At the end of the road turn right onto Drummond Road. Go past the parade of shops and follow the road along for 0.6 miles and then take the right onto Vine Road. The property can be found on the right hand side.

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. 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.

MORTGAGE ADVICE

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.

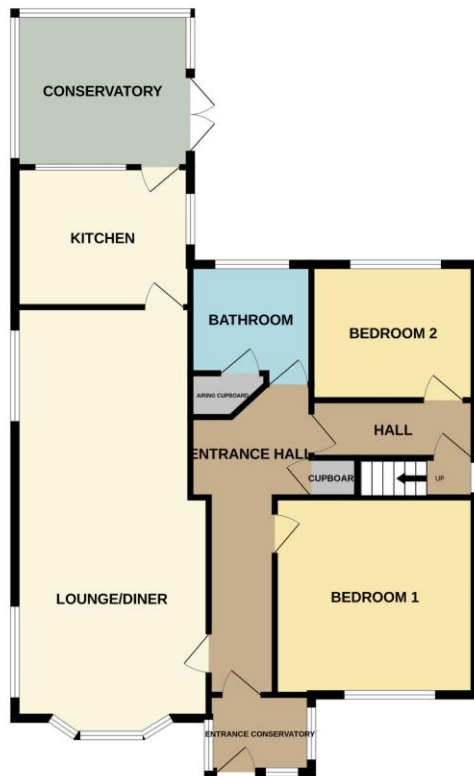
ENERGY PERFORMANCE INFORMATION

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.

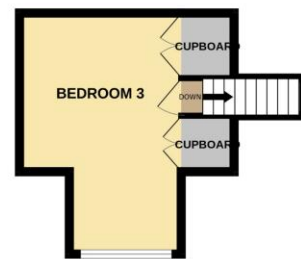
AGENTS NOTE

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.

GROUND FLOOR



1ST FLOOR



When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk