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51 Burgh Road, Skegness, PE25 2RA



Asking price £159,950

When it comes to  
property it must be

  
**lovelle**





£159,950



NO ONWARD CHAIN!!!! Two double bedroom detached bungalow with south/south-easterly facing rear garden, driveway, garage with UPVC double glazing and gas central heating. The accommodation comprises; entrance porch, hallway, two double bedrooms, lounge, kitchen diner, rear porch and shower room The property has rear garden and driveway leading to garage.

#### Key Features

- Detached Bungalow
- Two Double Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- No Onward Chain
- Driveway & Garage
- EPC rating C
- Tenure: Freehold





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### Entrance Porch

With Upvc windows and entrance door, inner pvc double glazed door to the:-

### Hallway

With radiator, access to roof space, double doored cloaks cupboard, single storage cupboard.

### Lounge

4.93m x 3.51m (16.2ft x 11.5ft)

With Upvc bay window to the front elevation, radiator, doors to;

### Shower Room

2.39m x 1.78m (7.8ft x 5.8ft)

With large shower enclosure with screen door, hand basin, WC, opaque Upvc window.

### Bedroom One

3.81m x 3.53m (12.5ft x 11.6ft)

With walk in Upvc bay window to the front elevation, radiator.

### Bedroom Two

3.51m x 3.28m (11.5ft x 10.8ft)

With Upvc window to the side elevation, radiator.

### Kitchen Diner

8.46m x 2.26m (27.8ft x 7.4ft)

With potential to be divided into two rooms, with three upvc windows to the side and rear aspects. Base cupboards to the kitchen area with worksurfaces with tiled splashbacks, concealed gas meter and electric fuses, stainless steel sink unit, modern gas central heating boiler, space for washing machine, space for fridge freezer, Upvc door to the:-

### Rear Porch

2.26m x 1.32m (7.4ft x 4.3ft)

With low wall, pvc windows and door to the garden, opaque polycarbonate roof.

### Outside

5.87m x 2.92m (19.3ft x 9.6ft)

The front garden is enclosed by fencing with hand gate to footpath to front door and wrought iron double gates open to the driveway with space for several vehicles leading to the garage. A wrought iron gate leads from the drive to the rear garden with views onto the large Grammar School playing field. A sun terrace adjacent to the bungalow which wraps round from south to west and steps down to the lawn below, garden borders are gravelled for lower maintenance, enclosed by fencing and hedging.

### Garage

With up and over vehicle door, light and power, upvc door to the garden.

### 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

Convenient location for many amenities as the bungalow is within half a mile of the town centre and the beach! Also within a few hundred metres of the new shopping centre on Burgh Road. Other amenities nearby include the Doctors, pubs, post office and bus services. The property also enjoys pleasant views over the Grammar School's playing fields to the rear of the south facing garden.

## Directions

From our office on Roman Bank proceed to The Ship traffic lights. Turn left onto Burgh Road where the property can be found shortly after on the left hand side marked by our for sale board.

## 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 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.

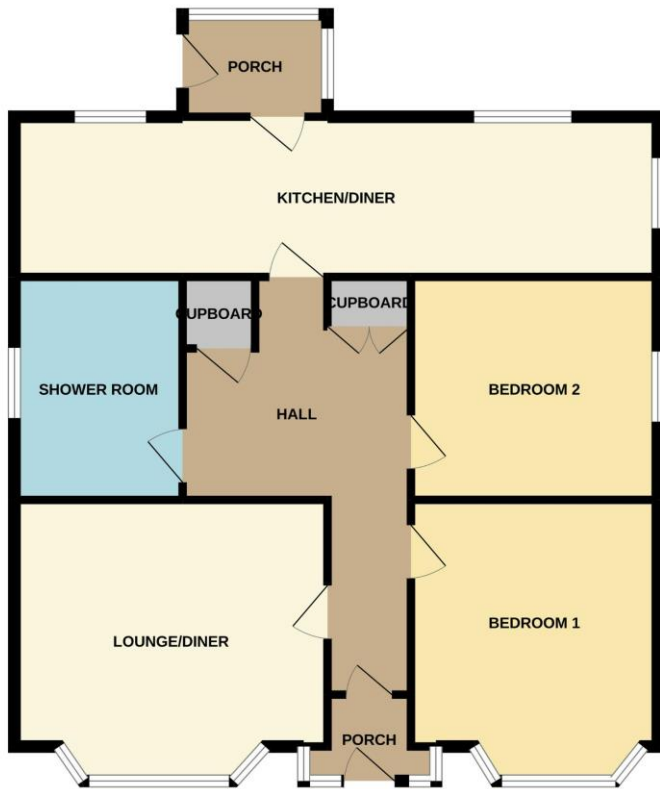
## ENERGY PERFORMANCE INFORMATION

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



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it must be

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