

Buy. Sell. Rent. Let.



The Revesby, Lumley Fields , Skegness, PE25 1GD



When it comes to
property it must be


lovelle



Fantastic new design! Modern living at it's best - beautiful detached home! Accommodation comprising entrance hall, Lounge with bay window, under stairs cupboard, large kitchen diner with family room off, utility room and downstairs WC! The upstairs comprises of master bedroom with en-suite and three other double bedrooms and a family bathroom. The property has front and rear gardens with large patio area, turf and fencing, driveway and single integral garage! The property will be fitted to a beautiful modern standard throughout with carpeting and tiling to the kitchen and bathrooms and integrated appliances. NB if you use the part exchange scheme you are not eligible for the incentives.

Key Features

- Detached House
- Four Bedrooms
- Kitchen Diner
- Lounge & Family Room
- Master With En-Suite
- Family Bathroom
- EPC rating B
- Tenure: Freehold





Hall

Entered via UPVC door, radiator, personnel door to integral garage. Door to;

Lounge

2.87m x 4.82m (9.4ft x 15.8ft)

UPVC bay window to the front aspect, radiator.

Kitchen Diner

5.79m x 3.86m (19ft x 12.7ft)

UPVC windows to the rear family room, UPVC French doors to the family room, radiator, with fitted kitchen; standard and upgraded finishes available. Standard kitchen comprises of fitted base and wall cupboards, work surface, inset sink, integrated oven and hob with extractor fan over, space and plumbing for dishwasher, two integrated appliances of choice, tiled flooring. Door to;

Family Room

4.49m x 3.12m (14.7ft x 10.2ft)

UPVC windows to the rear and side, UPVC double doors leading to the rear garden.

Utility Room

2.97m x 1.93m (9.7ft x 6.3ft)

Fitted with base and wall cupboards, work surface and inset sink, space and plumbing for washing machine and tumble dryer, door to;

Downstairs WC

Fitted with low level wc, wash hand basin, radiator.

Landing

Storage cupboard, loft access, doors to;

Master Bedroom Suite

Master Bedroom

2.89m x 5.25m (9.5ft x 17.2ft)

UPVC window to the front aspect, radiator, fitted wardrobes, door to;

En-Suite

1.98m x 1.77m (6.5ft x 5.8ft)

UPVC window to the front aspect, Shower enclosure, low level wc, wash hand basin, ladder style radiator, tiled floor.

Bedroom Two

2.76m x 4.47m (9.1ft x 14.7ft)

UPVC window to the front aspect, radiator.

Bedroom Three

2.89m x 3.73m (9.5ft x 12.2ft)

UPVC window to the rear aspect, radiator.

Bedroom Four/Study

2.61m x 3.81m (8.6ft x 12.5ft)

UPVC window to the rear aspect, radiator.

Garage

2.94m x 5.86m (9.6ft x 19.2ft)

Entered via up and over door, personnel door leading to hall of the house.

Outside

The property has garden to the front and rear aspect with driveway leading to garage (power, light). The rear garden will have a large patio area and turf, enclosed by fencing.

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

Located on the popular Lumley Fields development built by Manorcrest Homes. Very popular area benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman bank proceed along Roman Bank to The Ship traffic lights. Turn left onto Burgh Road. Opposite the Esso petrol station turn right onto Churchill Avenue. Continue along until you get to the mini roundabout. Go straight on at the round about and at the bottom turn left onto Normanby Road. Then take the immediate right and the property can be found at the bottom of the road on the left 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

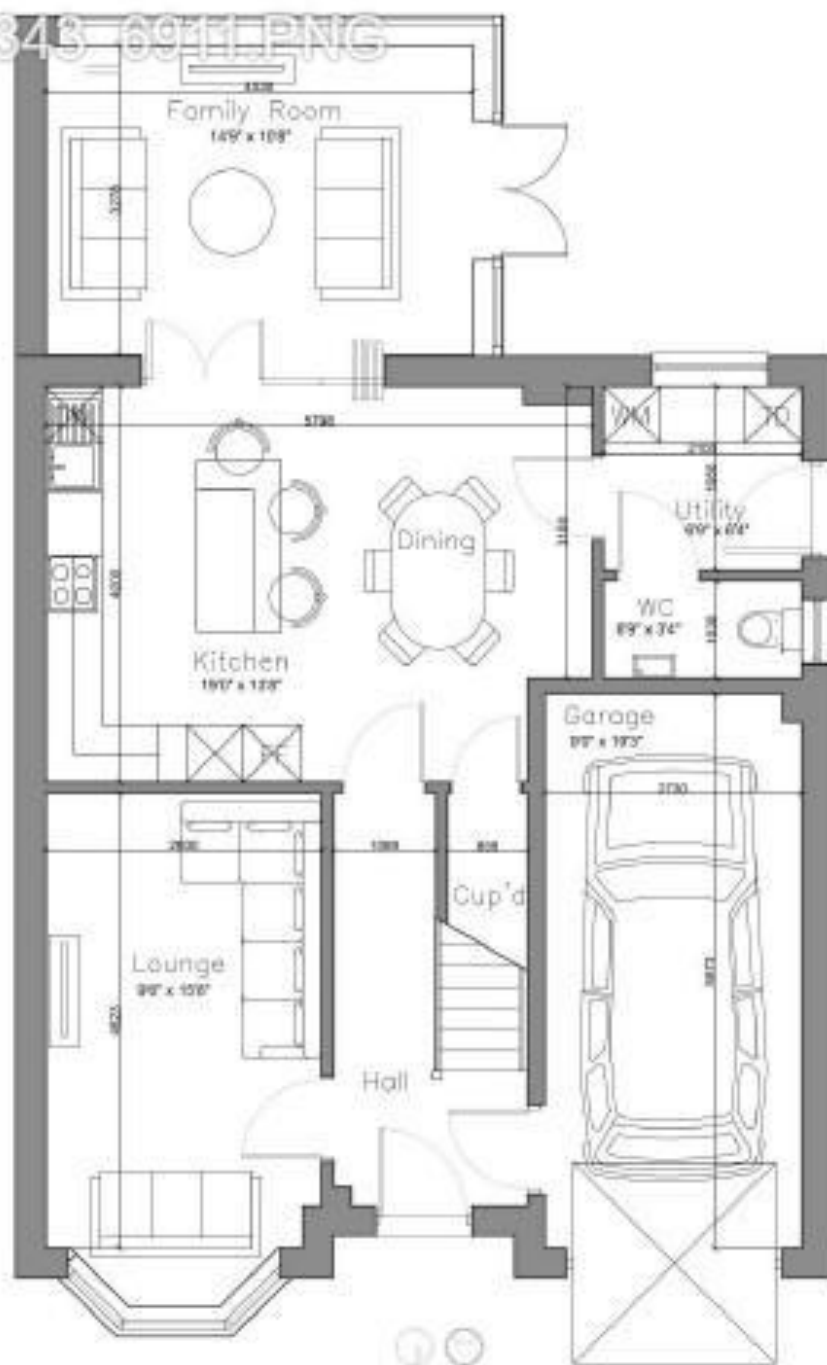
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

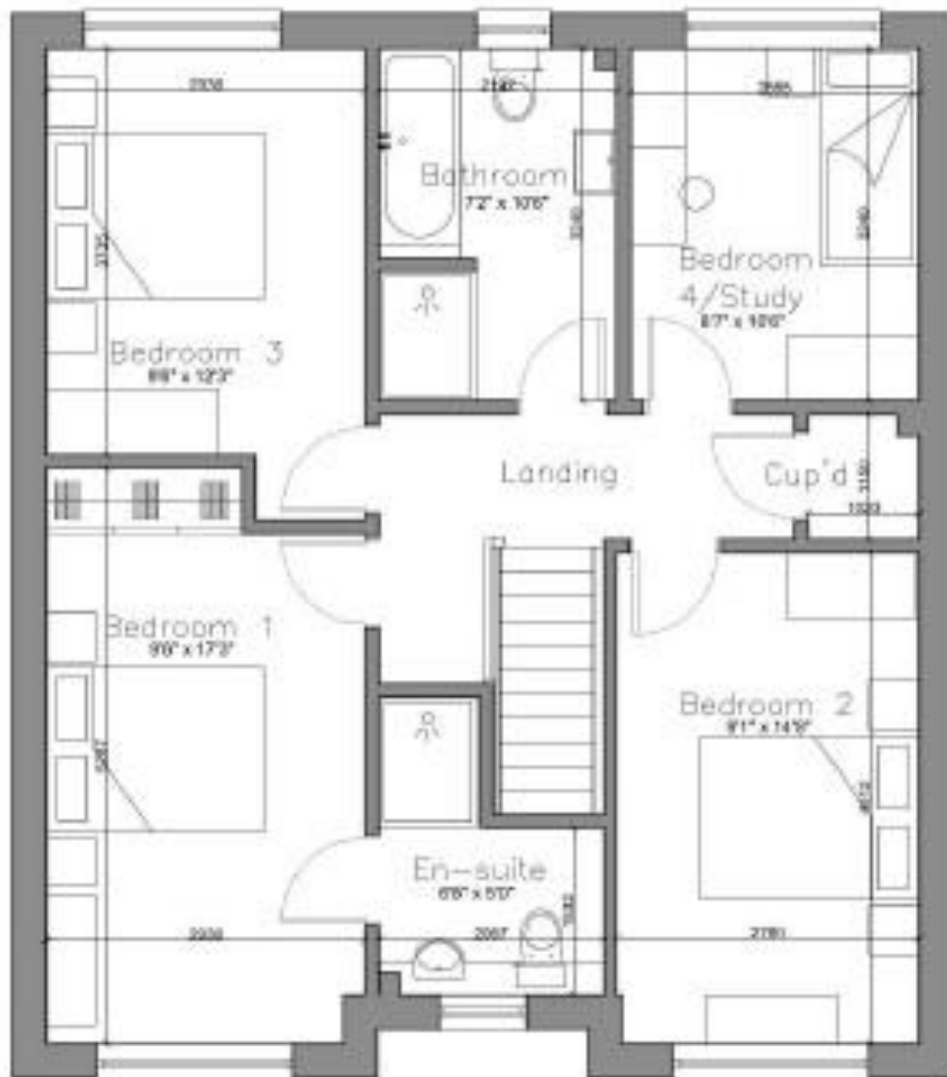
Agents Notes

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.



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