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2 Veronica Close, Skegness, PE25 1HY



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Offers over £425,000

When it comes to  
property it must be

  
**lovelle**





Offers over £425,000



AN EXTREMELY ATTRACTIVE and deceptively spacious home that has been beautifully presented and appointed by the present owner. The property comprises of a Large Lounge, Study, Kitchen/Diner, Utility, Dining Room/Sun Room & downstairs WC. On the first floor, the property benefits from Three Bedrooms, with the master having it's own dressing room and En-Suite, family bathroom.

### Key Features

- Detached House
- Three Double Bedrooms
- En-Suite Master
- Double Garage
- Utility Room
- Study
- EPC rating C
- Tenure: Freehold









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### Entrance Porch

Upvc front door and Upvc window to side aspect coming into the hallway.

### Hallway

2.02m x 4.96m (6.6ft x 16.3ft)

Upvc door to the front aspect, tiled flooring.

### W/C

Low level w/c and wash hand basin.

### Lounge

5.94m x 3.96m (19.5ft x 13ft)

Upvc window to front aspect, electric fireplace with attractive surround and wooden flooring.

### Study

3.58m x 2.44m (11.7ft x 8ft)

Upvc window to rear aspect wooden flooring.

### Kitchen/diner

7.09m x 3.23m (23.3ft x 10.6ft)

Range of wall and base units. Two integrated, high level ovens. Space for American style fridge freezer. Upvc window to rear aspect. One and a half bowl inset sink. Halogen Induction hob with extractor over and integrated dishwasher. Wooden French doors into the dining area and tiled flooring.

### Utility

1.58m x 3.61m (5.2ft x 11.8ft)

Space and plumbing for washing machine and tumble dryer. One and a half bowl inset sink. Upvc door to rear aspect and UPVC window to the side aspect. Door leading to garage.

### Dining Room/Sun Room

4.65m x 2.97m (15.3ft x 9.7ft)

Three upvc windows to the rear aspect. Upvc French doors to side aspect.

### Upstairs Landing

Upvc Velux style window and radiator.

### Family Bathroom

3.05m x 2.69m (10ft x 8.8ft)

Freestanding bath, ladder style radiator, shower cubicle, low level w/c and wash hand basin and Velux style Upvc window.

## Master Bedroom

5.33m x 4.04m (17.5ft x 13.3ft)

Upvc window to front aspect and radiator.

## Dressing Room

3.02m x 1.73m (9.9ft x 5.7ft)

Shelving and rails built in.

## En-Suite

2.98m x 1.87m (9.8ft x 6.1ft)

Velux style window, double shower cubicle with rainfall shower, wash hand basin, low level w/c, ladder style radiator and tiled flooring and partially tiled walls.

## Bedroom Two

3.53m x 3.43m (11.6ft x 11.3ft)

Upvc window to front aspect, radiator and eaves storage.

## Bedroom Three

3.58m x 3.96m (11.7ft x 13ft)

Upvc window to front aspect, radiator and eaves storage.

## Garage

7.17m x 4.98m (23.5ft x 16.3ft)

Has power and lighting. Electric up and over door. Upvc door and window to the side aspect. Radiator and combi boiler.

## External

Externally the property benefits from patio areas, artificial grass, shrubs and a private driveway.

## Services

The property has mains gas central heating, 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.

## 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 right onto beacon way follow the road once you have passed the turn for beacon park drive about 200 yards you will see a private driveway on the Right hand side marked with plaque "Veronica Close" turn right onto this road and the property can be found on the right hand side.

## Location

Located in a small private cul-de-sac this great property enjoys a quiet position but is also handy for local amenities including doctors, post office, supermarkets, petrol station and pubs as well as a regular bus service.





### 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



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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