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The Dawson, Lumley Fields, Skegness, PE25 1GU



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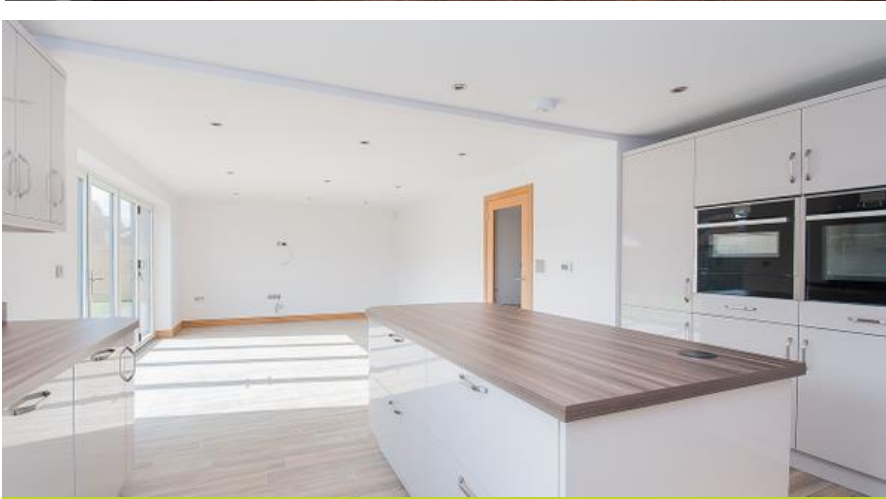
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When it comes to
property it must be


lovelle



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Key Features

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

Fantastic new design! Modern living at it's best - Accommodation comprising entrance hall, Lounge with bay window, under stairs cupboard, study, large kitchen diner and family room off, utility room and downstairs WC! The upstairs comprises of master bedroom with en-suite and dressing room, further en-suite to second bedroom and three other bedrooms and a family bathroom. The property has front and rear gardens with large patio area, turf and fencing, driveway and double 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.

Entrance hall

Entered via UPVC door, radiator, stairs to first floor, doors to;

Study

2.77m x 2.21m (9.08ft x 7.25ft)

UPVC bay window to front aspect, radiator,

Lounge

2.29m x 4.49m (7.51ft x 14.7ft)

UPVC bay window to the front aspect, radiator.

Downstairs WC

1.00m x 2.15m (3.47ft x 7.05ft)

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

Kitchen/Diner/Family Room

5.54m max x 3.16m max (18.17ft x 10.36ft)

UPVC windows and bi-fold doors to rear, sky lights, radiators, spot lights to ceiling, fitted kitchen. This property is available with an upgraded range of kitchen units, including a central island and seating area. It will comprise of fitted base and wall units, quartz worktop, inset sink, integrated oven, hob and extractor fan over. It will also include integrated appliances of fridge freezer and dishwasher. Tiled flooring will lead to;

Family Area

Open plan space provided for family seating area to include provision for TV.

Utility Room

2.15m x 1.65m (7.05ft x 5.41.6ft)

Fitted with base and wall cupboards, standard work surface and inset sink, integrated washing machine/tumble dryer, door to garage.

Landing

Storage cupboards, loft access, doors to;

Master Bedroom

3.46m x 5.64m (11.35ft x 18.057ft)

UPVC French doors to both front and rear aspect, radiators, doors to;

En-Suite

2.76m x 1.98m (9.05ft x 6.49)

UPVC window to the rear aspect, spot lights to ceiling, Shower enclosure, low level Wc, wash hand basin, ladder style radiator, tiled floor, (can be fully tiled to walls),door to;

Dressing Room

2.76m x 1.98m (9.05ft x 6.49ft)

UPVC full length window to front aspect, fitted wardrobes with mirrored panel sliding doors, spot lights to ceiling, radiator.

Bedroom Two

2.93m x 4.92m (9.61 ft x 16.14ft)

UPVC window to the front aspect, fitted wardrobes with mirrored panel sliding doors, radiator, door to;

Ensuite

2.15m x 1.50m (7.05ft x 4.92ft)

UPVC window to the front aspect, Shower enclosure, spot lights to ceiling, low level wc, wash hand basin, ladder style radiator, tiled floor (can be fully tiled to walls).

Bedroom Three

2.80m x 3.61m (8.53ft x 11.84ft)

UPVC window to the front aspect, radiator.

Bedroom Four

2.80m x 2.87m (9.18ft x 9.41ft)

UPVC window to the rear aspect, radiator.

Bedroom Five

2.66m x 3.09m (8.72ft x 10.13ft)

UPVC window to the rear aspect, radiator

Family Bathroom

2.41m x 2.43m (7.90ft x 7.97ft)

UPVC window to the rear aspect, spot lights to ceiling, bath, low level wc, wash hand basin, ladder style radiator, tiled floor (can be fully tiled to walls).

Garage

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

Entered via up and over door, personnel door leading to utility 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.

NB

The photos shown on this brochure are from other plots/designs and are to for illustrative purposes to give an example of the quality and finish. This property also benefits from upgraded carpets, and tiles to the kitchen, bathroom and ensuites.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewings

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

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.

https://home.smelogin.co.uk/CustomerData/2210/685/EPC/Plot 321_1678446828_5190.pdf

Energy Performance Information

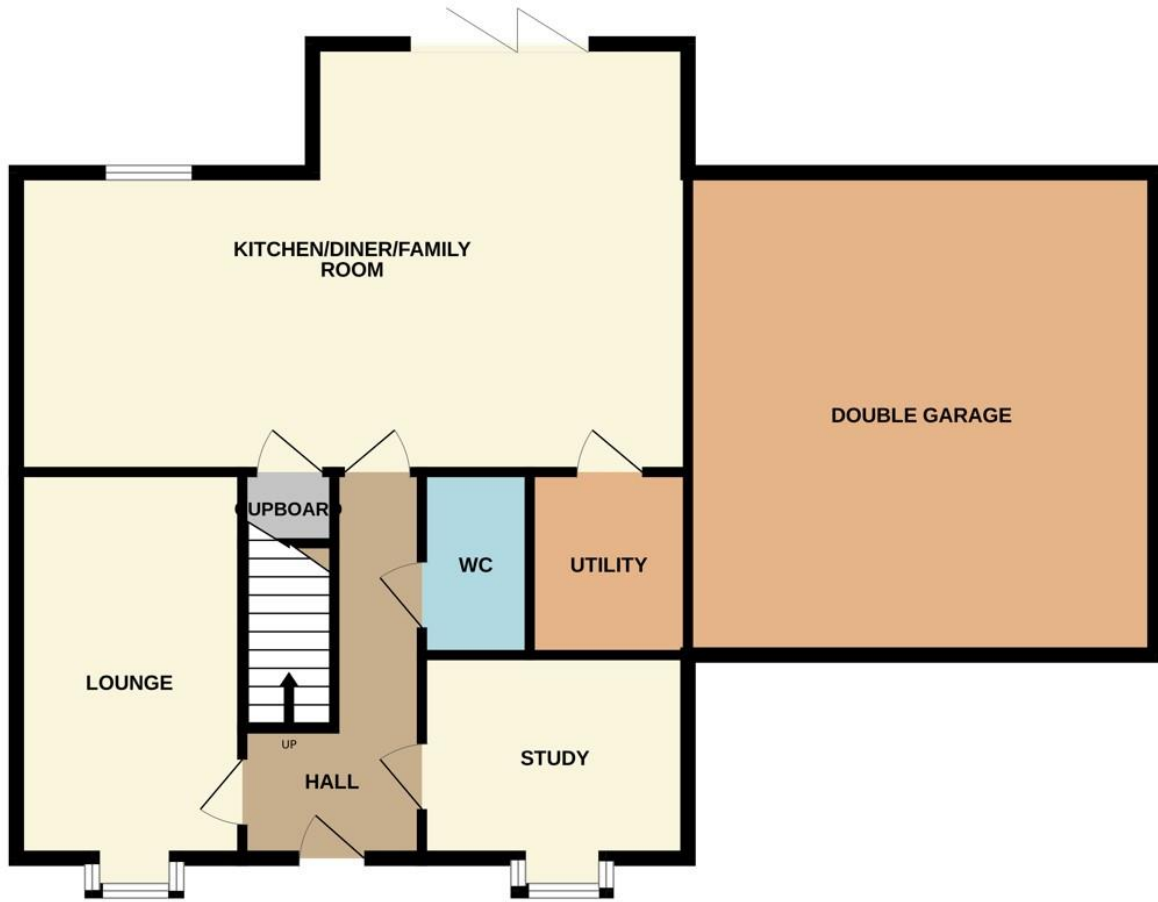
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

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GROUND FLOOR



FIRST FLOOR



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


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