

Buy. Sell. Rent. Let.



4 St. Pauls Close, Burgh le Marsh, Skegness PE24 5EQ



£169,950

When it comes to
property it must be


lovelle



£169,950



NO ONWARD CHAIN!! Two double bedroom detached bungalow with kitchen, lounge, bathroom and two double bedrooms and a good size plot with plenty of driveway for several cars, enclosed rear garden. Burgh le Marsh is a popular, well served village with various pubs/restaurants, take aways, shops, mini supermarket, doctors, bus services and primary school. Motivated seller looking for people in a position to proceed.

Key Features

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Garage
- Sought After Location
- EPC rating D
- Tenure: Freehold



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Hallway

Comprises of 2 storage cupboards, radiator and doors lead into the following rooms:

Lounge

6.2m x 3.61m (20.3ft x 11.8ft)

Has a window to the front elevation and radiator.

Kitchen

3.12m x 3m (10.2ft x 9.8ft)

Comprising of wall, base and drawer units with worktop space over, sink, window and door to the side of the property, part tiled walls and radiator.

Bedroom One

4.17m x 3.3m (13.7ft x 10.8ft)

Integrated wardrobes, window to the rear and radiator.

Bedroom Two

2.79m x 2.74m (9.2ft x 9ft)

Has a window to the rear elevation and radiator.

Bathroom

Has an opaque window to the side, WC, bath, part tiled walls and radiator.

Outside

The property benefits from a driveway and gardens front and rear which is mainly lawned.

NB

We are selling this property on behalf of a corporate client and as such it is being sold as seen and there is limited information available.

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 Skegness take the A158 Burgh Road out of town and as you get to the roundabout turn left as sign posted into the village of Burgh Le Marsh onto Skegness Road. Follow the road past the into the centre and go past the market place (on your right) and church (on your left) continue along and turn left into Elm Crescent and St Pauls Close can be found on your left hand side.

Location

Great location in the popular, well served village of Burgh Le Marsh. Located in a quiet, residential area, this bungalow benefits from village amenities nearby including doctors, mini supermarket, bus services, bakers, butchers, several pubs/restaurants, take aways and primary school.

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.



GROUND 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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