

Buy. Sell. Rent. Let.



370 Roman Bank, Skegness, PE25 1RJ



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2

£215,000

When it comes to  
property it must be

  
lovelle



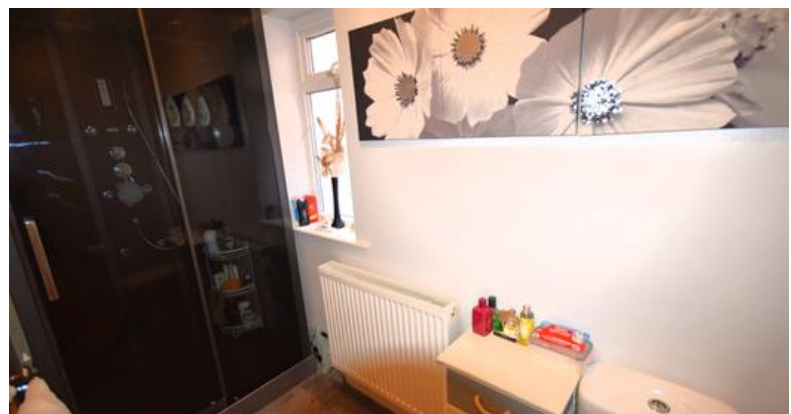
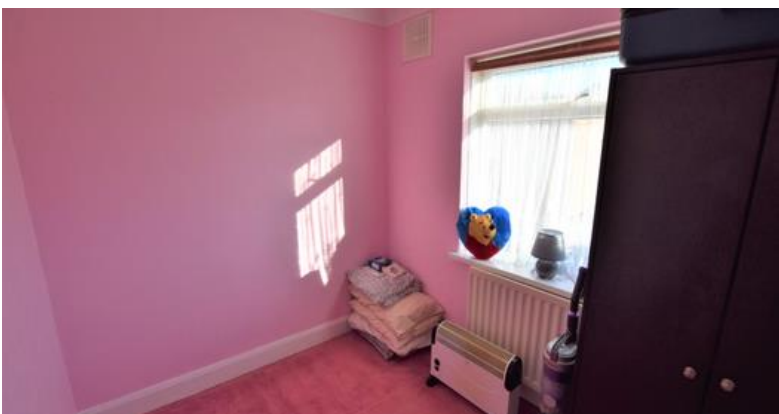


£215,000



- Key Features**
- No Onward Chain
  - Three Bedroom House
  - Off Road Parking
  - Good Sized Rear Garden
  - Lounge and Dining Room

- Driveway and Good Sized Rear Garden
- New Boiler 2021
- New Roof 2023
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! A well presented, link-detached house, close to the beach and shops! Accommodation comprises, hallway, lounge, kitchen, dining room downstairs shower room and three bedrooms upstairs. Gas central heating (new boiler 2021), new roof 2023 and UPVC double glazing with off road car parking and good sized enclosed rear garden.

### Hall

With UPVC front door, radiator, stairs to first floor, laminate flooring, door to;

### Lounge

5.13m x 3.96m (16.8ft x 13ft)

UPVC bay window to the front aspect, electric fire with surround, radiator, coving, door to:-

### Dining Room

4.8m x 2.59m (15.7ft x 8.5ft)

UPVC window to the rear aspect, doors to the front and rear of the property, radiator, laminate flooring, coving.

### Shower Room

2.93m x 1.62m (9.6ft x 5.3ft)

UPVC window to the side aspect, radiator, shower cubical with lights, multi jets and radio. Low level WC, wash hand basin inset vanity unit, wall mounted heater/air-conditioning unit.

### Kitchen

3.53m x 3.05m (11.6ft x 10ft)

UPVC windows to the side and rear aspects, radiator, vinyl flooring, understairs cupboard. Combi boiler newly installed in June 2021. Fitted base and wall cupboards, fitted work surface, inset stainless steel sink, free standing gas cooker, space for washing machine and tumble dryer, space for fridge-freezer, doors to:-

### Landing

UPVC window to the side aspect, doors to;

### Bedroom One

5m x 4.32m (16.4ft x 14.2ft)

Two UPVC windows to the front aspect, radiator, coving.

### Bedroom Two

3.05m x 2.3m (10ft x 7.5ft)

UPVC window to the rear aspect, radiator, coving.

### Bedroom Three

2.57m x 2.1m (8.4ft x 6.9ft)

UPVC window to the rear aspect, radiator and coving.

### Outside

Front garden laid to concrete with raised beds and a concrete driveway. Rear garden laid to deck and lawn, with shed, enclosed by the fencing.

### Services

The property has gas central heating, mains 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.

## Location

Great location close to the beach and local shops, pubs and cafes.

## Directions

From our office on the corner of Roman Bank and the One Way System continue along Roman Bank north. At The Ship traffic lights go straight on, go past the Asda petrol station, proceed past the North shore golf course. On entering Winthorpe the property can be found on the righthand side, set back from the road.

## 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

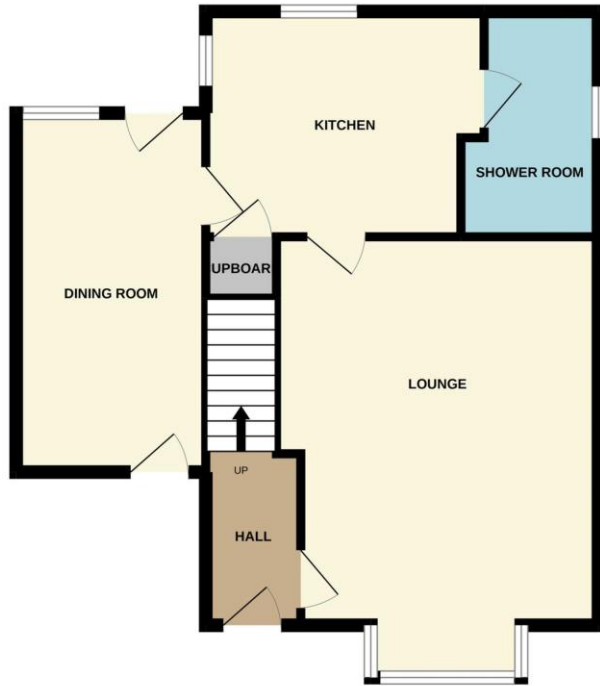
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Information

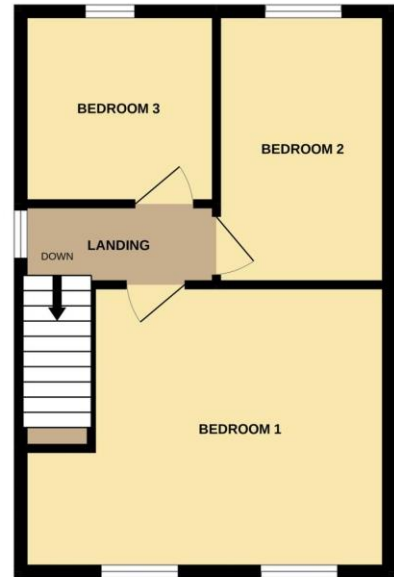


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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it must be

  
**lovelle**

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