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56 Lumley Crescent, Skegness, PE25 2TL



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£248,500

When it comes to
property it must be


lovelle

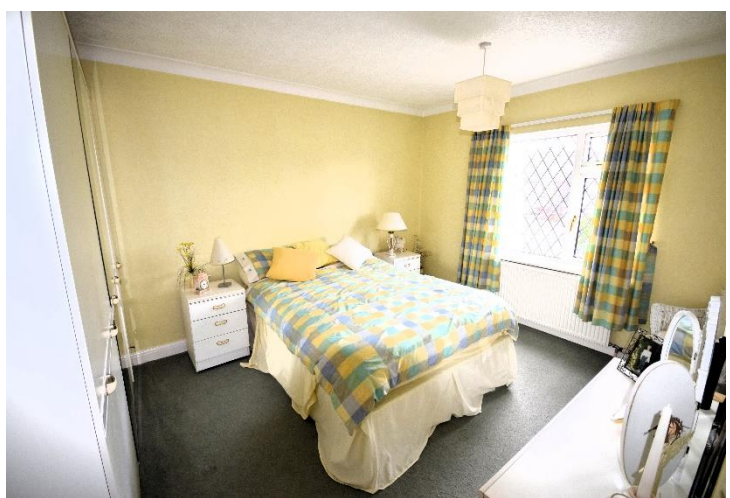


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Key Features

- Detached House
- Three Bedrooms
- Conservatory
- Garage
- No Chain
- Utility Room
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Spacious home in popular, quiet cul-de-sac location yet also less than half a mile from the town centre and golden sandy beach! The accommodation comprises; large hallway with feature leaded and stained windows, dining room open to the lounge and conservatory off with French doors onto the garden, breakfast kitchen with good size utility off and downstairs wc. Upstairs there is a good size, four-piece bathroom, two generous double bedrooms and a third large single bedroom with gas central heating and majority UPVC double glazing. Attractive block paved frontage/driveway and attached single garage with enclosed rear garden.

Entrance Porch

UPVC entrance door to porch, door to;

Hall Way

With stairs to first floor, radiator, window to the side aspect, feature glazed wall, understairs cupboard housing the boiler, door to;

Lounge/Dinner

4.24m x 3.7m (13.9ft x 12.1ft)

UPVC window to the front aspect, radiator.

Dinning area

4.09m x 3.66m (13.4ft x 12ft)

With UPVC window to the side aspect, door to rear conservatory, radiator.

Conservatory

3.31m x 4.06m (10.8ft x 13.3ft)

Constructed with brick base and glazed UPVC, window to kitchen.

Kitchen

5.92m x 2.13m (19.4ft x 7ft)

UPVC window to both sides and one into the conservatory, with an array of base and wall cupboards, with worktops over, inset sink, gas hob with extractor over, fitted double oven and microwave, fitted table (breakfast style table) integrated dishwasher.

Utility Room

2.27m x 2.18m (7.4ft x 7.2ft)

Door to Wc, plumbing for washing machine, worktops over inset sink with shower head attachment, overhead storage cupboards.

Wc

with low level Wc and wash hand basin,

Landing

With window on stairs, doors to;

Bathroom

2.43m x 2.24m (8ft x 7.3ft)

UPVC window to the rear aspect, low level Wc, pedestal sink, corner bath, walk in shower cubical, fitted storage cupboard, ladder towel rail radiator, loft hatch.

Bedroom Two

4.11m x 3.63m (13.5ft x 11.9ft)

UPVC window to the rear aspect, radiator.

Bedroom One

2.81m x 4.28m (9.2ft x 14ft)

UPVC window to the front aspect, radiator, fitted wardrobe, bedside table and dressing table for storage.

Bedroom Three

2.83m x 2.46m (9.3ft x 8.1ft)

UPVC window to the front aspect, radiator.

Outside

To the front is a low level wall with gated access leading to the front door, block paved driveway for one car leading to the garage, with further block paving and a garden boarder for plants and shrubs.

Rear Garden

Enclosed by fencing with rear gated access to a service road, side access for the bins, the garden is laid to lawn with boarders of plans and shrubs, block paved patio area and a storage shed.

Garage

5.65m x 2.85m (18.5ft x 9.4ft)

Brick built with felt roof and electric roller door, window and personnel door to the rear.

Services

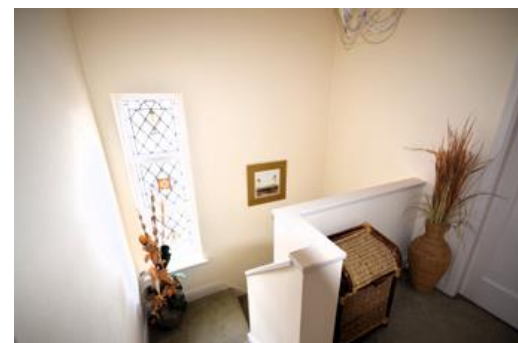
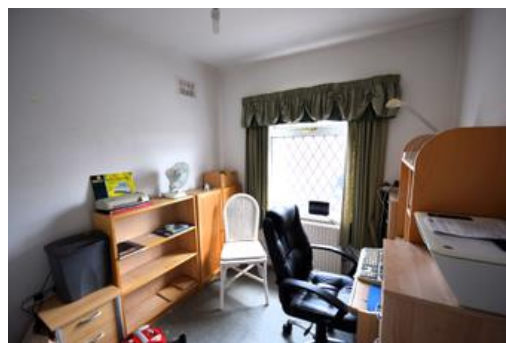
The property has mains gas, mains electricity, mains water and sewerage. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor 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

Delightful central position, very close to the town centre and sea front. Within less than half a mile of the town centre and the sea front.

Directions

From our office on Roman Bank proceed down Ida Road. Turn left onto Lumley avenue follow the road straight over at the road about (St Mathews Church) take your first left into Lumley crescent and the property can be found marked by our for sale board.



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 Certificate

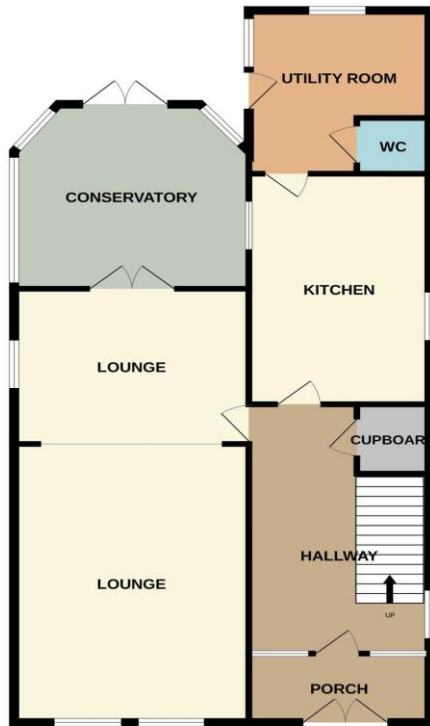
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



1ST FLOOR



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