

Buy. Sell. Rent. Let.



131 Lincoln Road, Skegness, PE25 2JQ



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£255,000

When it comes to  
property it must be

  
**lovelle**



£255,000



### Key Features

- Detached Bungalow
- Garage
- Off Road Parking for Plenty of Vehicles
- Sun Room or Third Bedroom
- Attractive Garden

- EPC rating C
- Tenure: Freehold





Attractive and well presented detached bungalow close to the town centre. Accommodation comprising of; kitchen, lounge, Sun room/bedroom three, shower room, two double bedrooms, attached garage, off road parking, enclosed well maintained garden.

### Hallway

Entered via UPVC door into hallway, radiator, two storage cupboards one with a radiator, loft hatch.

### Kitchen

2.84m x 3.28m (9.3ft x 10.8ft)

With UPVC window to the front aspect, fitted with a range of base and wall cupboards with work tops over, integrated fridge freezer, built in oven, gas hob with extractor over, inset stainless sink, plumbing for washing machine, slim line dishwasher, radiator.

### Lounge

3.38m x 4.29m (11.1ft x 14.1ft)

With UPVC window to the front aspect.

### Dining Area

2.32m x 2.44m (7.6ft x 8ft)

Open from the lounge, with French doors to sun room/bedroom three, radiator.

### Bedroom One

2.76m x 3.62m (9.1ft x 11.9ft)

With UPVC window to the rear aspect, radiator, with fitted wardrobes and matching bedside tables and chest of drawers.

### Bedroom Two

3.23m x 2.85m (10.6ft x 9.4ft)

With UPVC window to the rear aspect, radiator.

### Bedroom Three/Sun Room

2.39m x 2.86m (7.8ft x 9.4ft)

With French door to the garden, radiator.

### Bathroom

2.36m x 1.82m (7.7ft x 6ft)

With UPVC window to the side aspect, low level Wc, vanity sink, bidet, walk-in shower cubicle, radiator, extractor fan.

### Outside

The garden is enclosed by fencing, there is a block paved patio and lawn with flower and shrub boarder. There is a shed and woodstore and side access to the front on both sides of the bungalow. To the front there is a low level wall, the driveway has gated access and space for numerous cars and leads to the garage.

### Garage

With up and over door and containing the boiler installed in 2021.

## Services

The property has gas central heating, mains water, sewerage and electricity with gutters running into a soak away meaning there is reduced water rates. The Boiler was installed in 2021 so is only two years old and has a 6 year warranty still remaining. 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

Close to town with all its amenities with the shops, beach and supermarkets all within a mile!

## Directions

From our office on Roman Bank follow the one way system and take the exit onto Lincoln Road, continue along this road and the property will be found on the left hand side, 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.

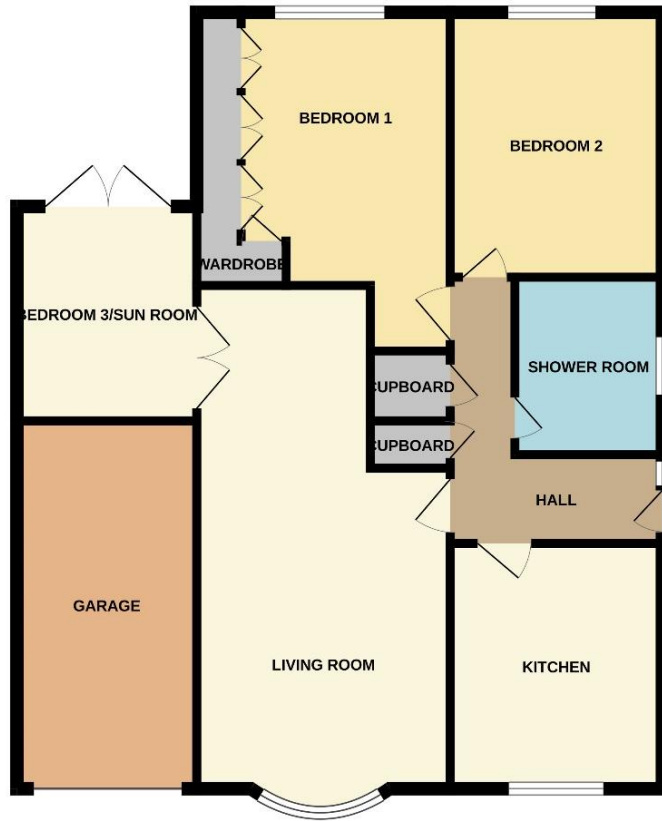
## Energy Performance Certificate

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



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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