

Buy. Sell. Rent. Let.



The Laurels, Sea Lane, Ingoldmells, PE25 1NV



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£210,000

When it comes to
property it must be


lovelle



£210,000



Key Features

- Detached Bungalow
- No Chain
- Good Sized Garden
- Off Road Parking

- Modern Bathroom and Kitchens
- EPC rating D
- Tenure: Freehold





Large plot! Detached two bedroom bungalow, with open plan kitchen/diner to lounge, shower/wet room, hallway and entrance porch, off road parking, detached single garage. Located in the popular seaside village of Ingoldmells, well served with shops, doctors, pubs, restaurants, cafes, bus services and gold sandy beach.

Hallway

Entered via porch with UPVC front door, UPVC window to the front aspect, radiator, loft hatch, doors to;

Shower Room/Wet Room

1.83m x 1.75m (6ft x 5.7ft)

With low level Wc, UPVC window to the side aspect, mains shower over drain, pedestal wash hand basin, towel rail style radiator.

Kitchen/Diner

4.33m x 2.48m (14.2ft x 8.1ft)

Fitted with a range of base and wall cupboards with worktops over, inset stainless steel sink, integrated oven and hob, extractor hood over, space for washing machine, recess for fridge freezer, radiator, open doorway and step down leads to;

Lounge

2.7m x 4.79m (8.9ft x 15.7ft)

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

Bedroom One

3.04m x 2.68m (10ft x 8.8ft)

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.03m x 1.96m (9.9ft x 6.4ft)

With UPVC window to the front and side aspects, radiator.

Garage

With up and over door, power and light.

Outside

To the front of the property is a five bar wooden gate opening to the driveway, leading to the garage. The property boundary is a mixture of walls, fencing and hedges and to the rear of the property the large garden is laid mainly to lawn with a patio/gravelled area.

Services

The property has mains gas, 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

Ingoldmells lies approximately 3 miles to the north of the popular east coast resort of Skegness and is home to many of the major visitor attractions and has beautiful golden sandy beaches.

Directions

From Skegness take the A52 north on Roman Bank. Proceed past Butlins and into Ingoldmells. At the Ship Inn turn right onto Sea Lane, the property will be found on the right hand side, marked by our 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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