

Buy. Sell. Rent. Let.



50 Langton Court, Skegness, PE25 2RB



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£82,500

When it comes to
property it must be


lovelle



£82,500



Key Features

- NO CHAIN
- Well Presented
- Allocated Parking
- Enclosed Low Maintenance Rear Garden
- Two Bedrooms
- Shower Room
- EPC rating D
- Tenure: Leasehold



Well presented, two bedroom terraced bungalow in quiet residential area. The accommodation comprises; entrance porch, two bedrooms, shower room, and open plan lounge/kitchen/diner. There is an allocated car parking space in the car park at the end of the terrace and low maintenance front and rear gardens. Located within half a mile of the town centre and beach!

Porch

Accessed via front entrance UPVC door, of UPVC construction giving access to;

Open Plan Lounge/Kitchen/Diner

Lounge Area

4.57m x 3.06m (15'0" x 10'0")

With UPVC window to the front aspect, radiator, electric fireplace.

Kitchen Area

2.92m x 2.65m (9'7" x 8'8")

With UPVC door giving access to the rear garden, UPVC window to the rear aspect, fitted with a range of base and wall cupboards with work surfaces over, integrated electric double oven, electric hob, washing machine, double bowl stainless steel sink with mixer tap, radiator, cupboard with boiler.

Shower Room

1.70m x 1.65m (5'7" x 5'5")

With UPVC window to the rear aspect, wash hand basin within vanity unit, low level Wc, corner shower cubicle, ladder style radiator.

Bedroom One

2.56m x 3.08m (8'5" x 10'1")

With UPVC window to the front aspect, radiator.

Bedroom Two

2.37m x 2.63m (7'10" x 8'7")

With UPVC window to the rear aspect, radiator.

Outside

To the front there is a footpath that leads to the front door with a gravelled area. To the rear is yard enclosed by fencing, with paving, storage shed and gate for bin access.

Services

The property has mains gas, water and electricity. We have not tested any heating systems, fixtures, appliances or services. Leasehold bungalow. Current ground rent is £1200/year. There is a 99 year lease as from 1985. The property comes with allocated parking. We understand from the vendor that the property has had a new roof three years ago. 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

Very convenient location within half a mile of the beach and town centre. Located on a small estate of bungalows.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Turn almost immediately right into Langton Court proceed to the rear of the carpark and the walkway leading to the property will be on the righthand side.

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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