

Buy. Sell. Rent. Let.



50 Churchill Avenue, Skegness, PE25 2RN



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£199,950

When it comes to
property it must be


lovelle



£199,950



Key Features

- No Onward Chain
- Driveway & Garage
- Modern Kitchen-Diner
- Master Bedroom & En-suite
- Lounge
- Popular Location
- EPC rating B
- Tenure: Freehold





Beautiful, modern, end terraced house built in 2017 so still under builders' guarantee. For sale with NO ONWARD CHAIN, this lovely home offers good size accommodation including, hallway, lounge, kitchen-diner with French doors to the rear garden, downstairs Wc, three bedrooms, master bedroom with en-suite, modern bathroom, gas central heating and UPVC double glazing. This home also has an open plan front garden, a driveway and garage to the rear of the property and an enclosed rear garden.

Hallway

Entered via composite front door, with storage cupboard, stairs leading to first floor, radiator, door to;

Lounge

5.50m x 3.82m (18'0" x 12'6")

UPVC window to front aspect, radiator, picture rail.

Kitchen-Diner

4.96m x 3.42m (16'4" x 11'2")

UPVC window to rear aspect, French doors to garden, radiator, array of base and wall cupboards with worktops, integrated electric oven, integrated halogen hob, extractor fan over, inset stainless steel 1 & 1/2 bowl sink with chefs tap over, cupboard housing combi boiler, space and plumbing for washing machine, space for fridge freezer, door to;

Wc

UPVC window to the side aspect, low level Wc, wash hand basin, radiator.

Landing

With storage cupboard, access to loft (with light), UPVC window to the side aspect, doors to;

Bedroom One

3.63m x 3.24m (11'11" x 10'7")

UPVC window to front aspect, radiator, fitted wardrobes, door to;

Ensuite

1.77m x 2.11m (5'10" x 6'11")

UPVC window to front aspect, low level Wc, pedestal wash hand basin, shower enclosure, ladder style radiator, extractor fan.

Bedroom Two

3.14m x 2.71m (10'4" x 8'11")

UPVC window to rear aspect, radiator.

Bedroom Three

3.16m x 2.14m (10'5" x 7'0")

UPVC window to rear aspect, radiator.

Bathroom

2.01m x 1.68m (6'7" x 5'6")

Ceiling light tunnel providing natural light, low level Wc, pedestal wash hand basin, panelled bath with shower over and shower screen, ladder style radiator, extractor fan.

Outside

To the front is a garden laid to lawn. The rear garden is laid to patio and lawn, enclosed by walling and fencing. Gated access from the rear garden opens to the rear courtyard area and your driveway leads to your garage beneath the coachhouse number 11 Blyton Road.

Garage

6.00m x 2.70m (19'8" x 8'11")

Up and over door, power and light.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue. Go ahead at the mini roundabout and the property can be found on the right hand side marked by our for sale board.

Location

Popular location within modern estate. Well served with doctors, pubs, supermarkets, Post Office, petrol station and bus stops all within 1/2 of a mile.

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.

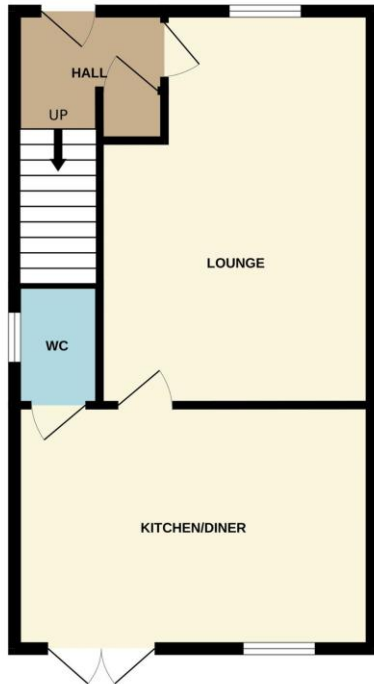
Agents Notes

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	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given.
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