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110 Briar Way, Skegness, PE25 3PU



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Guide Price £260,000

When it comes to
property it must be


lovelle



£260,000



NO CHAIN! Wow large detached bungalow that sits on a great corner plot with lovely vista up Kennedy Avenue. Very popular and convenient location. Accommodation comprises; entrance porch, hallway, lounge, kitchen-diner with high quality kitchen including granite work surfaces, sunroom. utility room, two bedrooms (one with en-suite) and wet room with attractive oak internal doors throughout, gas central heating, UPVC double glazing, driveway, garage and workshop. In the agent's opinion the bungalow offers potential to be used as a three bedroom due to the good size of the sun room/potential to extend into the garage. The layout offers flexible accommodation and due to the utility room being off the sun room could offer annexe accommodation opportunities.

Key Features

- Detached Bungalow
- Two Bedrooms one with Ensuite
- Garage and Driveway
- Corner Plot with Wrap Around Garden
- Utility Room
- Sun Room
- EPC rating D
- Tenure: Freehold





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

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Porch

Entered via UPVC door with side panels, door to;

Hall

With radiator, doors to;

Bedroom One

4.25m x 5.31m (13'11" x 17'5")

With UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

4.26m x 3.19m (14'0" x 10'6")

Maximum dimensions L-shaped room. With UPVC window to the rear aspect, radiator, fitted cupboard, door to;

Ensuite

With WC, wash hand basin, shower cubicle, ladder style radiator, extractor fan, spotlights.

Wet Room

2.69m x 1.98m (8'10" x 6'6")

With two UPVC windows, mains shower over drain, back to wall WC, wash hand basin inset to vanity unit, ladder style radiator, spotlights.

Lounge

3.94m x 6.08m (12'11" x 19'11")

With UPVC window to the front aspect, three radiators, electric fire with marble surround, door to;

Kitchen Diner

3.69m x 6.06m (12'1" x 19'11")

With UPVC window to the side aspect, radiator, fitted with range of quality base and wall cupboards including soft close doors and drawers, attractive black granite worktops with gold flecks throughout, stainless steel sink, integrated gas hob, extractor fan, integrated double oven, pull out ladder cupboard, door to hall, UPVC window and door to;

Utility Room

1.67m x 3.99m (5'6" x 13'1")

With UPVC window to the rear aspect, tiled floor, base cupboards with soft close doors, attractive granite worktops with gold flecks throughout, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, spotlights, open to;

Sun Room

3.82m x 3.28m (12'6" x 10'10")

With UPVC window and door to the rear garden, radiator, spotlights.

Outside

To the front the garden is laid to lawn with established plants, shrubs and trees, enclosed by walling and railing, double gates open to the driveway and lead to the garage. The gardens continue to the side and include a decked area with ramped wheelchair access. Gated side access leads to low maintenance rear garden laid to patio and concrete enclosed by fencing.

Boiler Room

3.36m x 1.06m (11'0" x 3'6")

Accessed via UPVC door from the rear garden with UPVC window, Worcester central heating boiler, was hand basin, shelving, power and light, door into the garage.

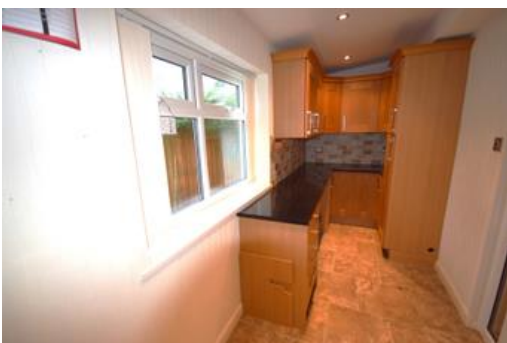
Garage

6.06m x 3.36m (19'11" x 11'0")

Attached garage with UPVC window to the side aspect, power and light, loft access, radiator, fitted workbench and shelving, electric up and over garage door to the driveway.

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.





Location

Located in a popular part of town just over half a mile of the town centre, bus and railway stations and supermarkets. There is a handy parade of shops on Drummond Road also under half a mile away. Pubs and takeaways are also nearby and and of course walking distance from the wonderful sandy beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Take the second right onto Briar Way and the property will be found at the end of the road on the right 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



When it comes to **property**
it must be


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