

Buy. Sell. Rent. Let.



68 Grosvenor Road, Skegness, PE25 2DD



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Starting price £120,000

When it comes to  
property it must be

  
lovelle





Starting price £120,000

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### Key Features

- Spacious Traditional Family Home
- Three Bedrooms
- Shower Room & Separate WC
- Rear Garden & Workshop
- Lounge & Dining Room
- NO ONWARD CHAIN
- EPC rating C
- Tenure: Freehold





## Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

For sale with NO ONWARD CHAIN! Traditional, spacious semi detached home! Within half a mile of the town centre and close to primary and secondary schools. The accommodation comprises; hallway, lounge with large bay window, dining room, kitchen, three bedrooms, wc and separate shower room. In the agent's opinion offers a great sized home but also still has lots of scope to extend/develop further/loft conversion etc (subject to the necessary consents and planning).

### Hall

Entered via UPVC side entrance door, with electric meter and fuse box cupboard, under stairs storage, stairs to the first floor and doors to;

### Lounge

4.57m x 4.37m (15'0" x 14'4")

UPVC bay window to the front aspect, inset electric fire with surround, radiator.

### Dining Room

4.57m x 3.35m (15'0" x 11'0")

UPVC window to the rear aspect, radiator, door to;

### Kitchen

4.27m x 3.03m (14'0" x 9'11")

UPVC window and door to the side aspect, base and wall cupboards, work surface over, one and a half bowl sink, integrated electric oven and gas hob, space for washing machine, space for fridge-freezer.

### Landing

With loft access (boarded), with window to side aspect, radiator, doors to;

### Bedroom One

4.57m x 3.40m (15'0" x 11'2")

Two UPVC windows to the front aspect, radiator, fitted wardrobes.

### Bedroom Two

3.38m x 3.67m (11'1" x 12'0")

UPVC window to the rear aspect, radiator.

### Bedroom Three

3.04m x 2.42m (10'0" x 7'11")

UPVC window to the rear aspect, radiator.

### WC

With Low level wc.

### Shower Room

1.76m x 2.14m (5'10" x 7'0")

UPVC window to the side aspect, shower cubicle, wash hand basin, radiator.

### Outside

To the front is a low maintenance garden with gravel and artificial grass with walling and wrought iron handgate opening to path to side door and gate that opens to the rear garden, laid to patio and artificial lawn and gravel with raised flower bed, large shed with power, covered canopy to the back door and door to;

## Workshop

2.52m x 2.43m (8'4" x 8'0")

Located to the rear of the kitchen, also housing the Ideal combi boiler (newly fitted 2023) with 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 north and turn left onto Grosvenor Road. The property can be found by our for sale board on the right hand side.

## Location

Within half a mile of the town centre and close to primary and secondary schools.

## 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



1ST 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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