

Buy. Sell. Rent. Let.



89 Burgh Road, Skegness, PE25 2RW



3



2



2

£250,000

When it comes to
property it must be


lovelle



£250,000



Key Features

- Detached House
- Open Plan Lounge-Diner
- Off Road Parking
- Three Bedrooms
- Good Sized Kitchen
- Downstairs Wc
- EPC rating C
- Tenure: Freehold





Great detached house, with character features, close to amenities! Good size rear garden and off road parking for several cars! The accommodation comprises; porch, hallway, lounge open plan to dining room with double aspect bay windows, large kitchen-diner, downstairs Wc upstairs bathroom and three good size bedrooms. Within a few hundred metres of a bus stop and Spar shop, pubs supermarkets, petrol station, doctors and schools.

Porch

Entered via UPVC door, and original door leading to;

Hall

With stairs to the first floor, radiator, understairs storage cupboard, doors to;

Dining Room

2.92m x 3.65m (9'7" x 12'0")

With UPVC bay window to the rear aspect, open fire with attractive surround (chimney capped), radiator, open to;

Lounge

3.64m x 3.68m (11'11" x 12'1")

With UPVC bay window to the front aspect, wood burner (not up to current regulations) with surround over, radiator.

Kitchen

2.16m x 5.88m (7'1" x 19'4")

With UPVC windows to both sides and the rear aspect and UPVC door to the rear, inset stainless steel sink, fitted with an array of wall and base cupboards with worktops over, freestanding cooker with extractor over, space for fridge freezer, extra space for appliances, radiator, fitted hanging pan storage, door to;

Wc

Low level WC, light.

Landing

With loft hatch (part boarded, light) doors to;

Bedroom One

3.03m x 3.68m (9'11" x 12'1")

With UPVC window to the rear aspect, radiator.

Bedroom Two

2.73m x 3.62m (9'0" x 11'11")

With UPVC window to the front aspect, radiator.

Bedroom Three

2.48m x 2.46m (8'1" x 8'1")

With UPVC window to the front aspect, radiator.

Bathroom

2.17m x 2.61m (7'1" x 8'7")

With UPVC window to the rear aspect, panelled bath with mixer/shower over, low level Wc, pedestal wash hand basin, fitted cupboard housing Vokera combi boiler, towel rail style radiator.

Outside

The front is laid to gravel and provides parking for several cars. To the rear the garden is laid to lawn with patio and decked area, log store, gated side access.

Workshop

5.68m x 1.6m (18'6" x 5'7")

With power and light, UPVC French doors, two UPVC windows, fitted work bench and two cabinets.

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. NB The Solar panels are on a "rent a roof" scheme so you benefit from lower energy bills.

Location

Convenient location for many amenities as the house is within half a mile of the town centre and the beach! Also within a few hundred metres of the new shopping centre on Burgh Road. Other amenities nearby include the Doctors, pubs, post office and bus services. The property also enjoys pleasant views over the Grammar School's playing fields to the rear of the south facing garden.

Directions

From our office on Roman Bank proceed to The Ship traffic lights. Turn left onto Burgh Road where the property can be found on the left hand side marked by our for sale board (opposite the Spar shop).

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

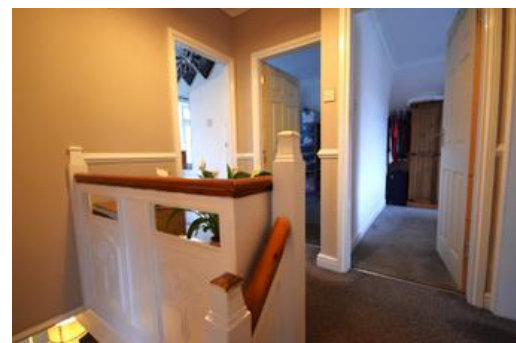
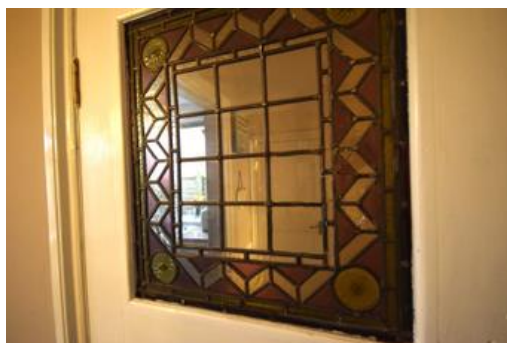
<https://www.e-lindsey.gov.uk/>

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.lovell.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

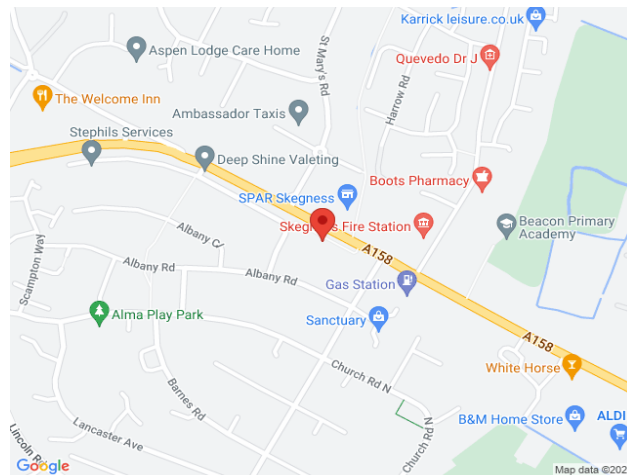
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

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

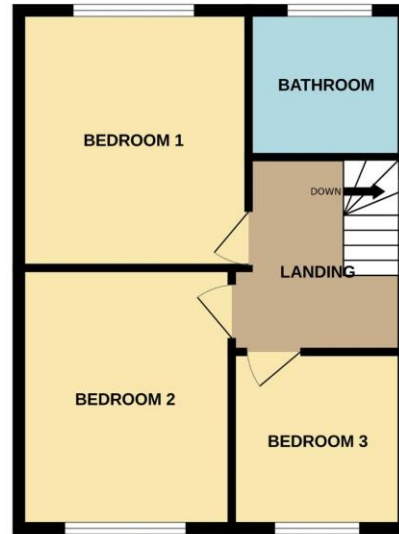
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GROUND FLOOR



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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