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The Richmond End Terrace, Lumley Fields, Skegness, PE25 1GU



£179,950

When it comes to  
property it must be

  
**lovelle**

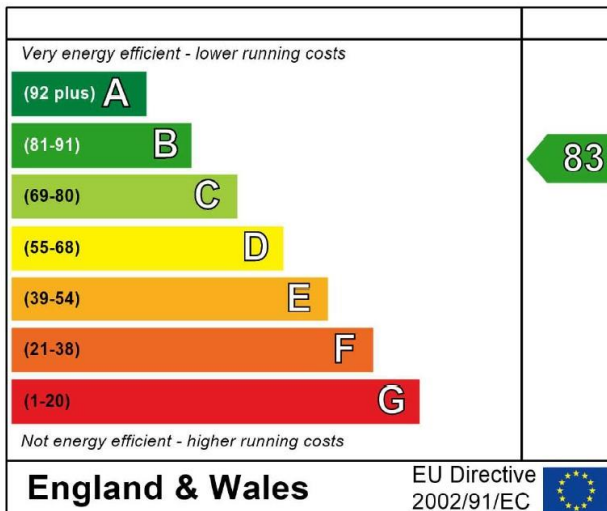


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### Key Features

- Two Double Bedrooms
- Beautiful Kitchen-Diner
- Family Bathroom
- Downstairs WC
- UPVC Double Glazing
- Gas Central Heating
- EPC rating B
- Tenure: Freehold



Fantastic new design (BUILT AND READY TO MOVE INTO!). Modern living at its best - beautiful end terrace home! Accommodation comprising entrance hall, lounge, kitchen-diner with French doors to the garden and a downstairs wc. Upstairs there is a master bedroom, second double bedroom and a family bathroom! The property has front and rear gardens! The property has an upgraded finish throughout including; internal oak doors, spotlights, vanity unit in bathroom and downstairs wc.

## Hall

Entered via composite front door with radiator, stairs to first floor, oak door to;

## Lounge

2.92m x 4.67m

UPVC window to the front aspect, radiator, oak door to;

## Kitchen-Diner

4.06mx3.28m

UPVC window and patio doors to the rear aspect, radiator, with fitted kitchen comprising; base and wall cupboards, drawers, work surface, inset sink, space for fridge-freezer, space for washing machine, integrated electric oven and hob with extractor over. Oak door to;

## WC

Fitted with low level wc, wash hand basin with modern vanity unit, radiator.

## Landing

Loft access, storage cupboard, oak doors to;

## Bedroom One

4.06mx3.43m

UPVC window to the rear aspect, radiator.

## Bedroom Two

4.06mx3m

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

## Bathroom

1.52mx2.06m

UPVC window to the side aspect, ladder style radiator, panelled bath with shower over, tiling where appropriate, low level wc, wash hand basin inset into modern vanity unit, spotlights.

## Outside

The property has block paved frontage providing off road parking for two cars. Gated access leads to the rear aspect with patio, enclosed by fencing.

## 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 on the popular Lumley Fields development built by Manorcrest Homes. Very popular area benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

## Directions

From our office on Roman bank proceed along Roman Bank to The Ship traffic lights. Turn left onto Burgh Road. Opposite the Esso petrol station turn right onto Churchill Avenue. Continue along until you get to the mini roundabout. Go straight on at the round about and at the bottom turn left onto Normandy Road. Take the next right onto Greenland Square and the property can be found on the left hand 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.



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