

Buy. Sell. Rent. Let.



48 Churchill Avenue, Skegness, PE25 2RN



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Guide Price £165,000

When it comes to  
property it must be

  
lovelle



£165,000



### Key Features

- Three Bedrooms
- Garage & Driveway
- Enclosed Rear Garden
- En-Suite to Master
- Kitchen-Diner
- Lounge
- EPC rating B
- Tenure: Freehold



NO ONWARD CHAIN!! Well presented, three bedroom house with en-suite to the master bedroom! With garage, driveway and enclosed rear garden. The accommodation comprises entrance hallway, lounge, kitchen-diner, downstairs wc, upstairs there is a family bathroom, master bedroom with fitted wardrobes and en-suite to the master and two further bedrooms. Built in 2016 the property has gas central heating and UPVC double glazing. To the rear is a good size rear garden and gated access to your driveway and single garage.

### Entrance Hall

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

### Lounge

4.947m x 3.911m

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

### Kitchen-Diner

5.028m x 3.281m

With UPVC window and French doors to the rear garden, radiator, fitted base and wall cupboards, work surfaces with inset sink, integrated electric oven, integrated gas hob with extractor fan over, space and plumbing for washing machine, space and point for fridge freezer, door to;

### WC

With UPVC window to the side aspect, radiator, tiled floor, low level wc, wash hand basin.

### Landing

UPVC window to the side aspect, storage cupboard, loft access, doors to;

### Master Bedroom

3.332m x 3.201m

UPVC window to the front aspect, radiator, fitted wardrobe, door to;

### En-Suite

1.951m x 1.715m

UPVC window to the front aspect, corner shower enclosure, low level wc, pedestal wash hand basin, radiator.

### Bedroom Two

2.833m x 2.78m

UPVC window to the rear aspect, radiator.

### Bedroom Three

2.781m x 2.088m

UPVC window to the rear aspect, radiator.

### Outside

To the front is a garden laid to lawn. The rear garden which is mainly laid to lawn enclosed by fencing and walling has gate onto the rear courtyard and the single garage and driveway. Personel door at the rear of the garage is almost directly next to your garden gate.

### 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

Very popular location on the Lumley Fields development 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 a mile away.

## 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. Number 48 Churchill Avenue can be found on the right hand side, identified 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.

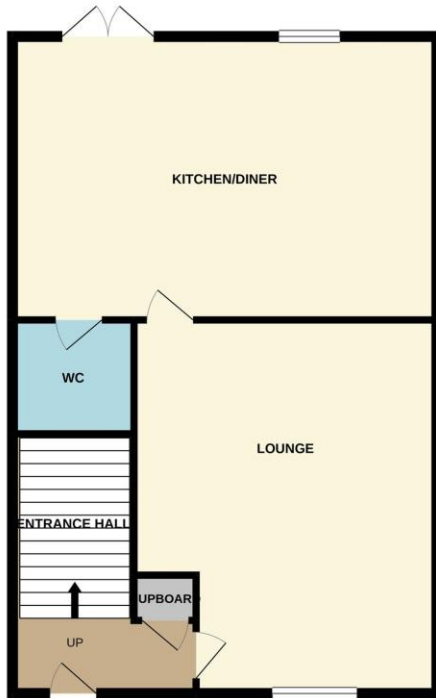
## Energy Performance Certificate

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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