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6 Elizabeth Crescent, Ingoldmells, PE25 1NQ



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£210,000

When it comes to  
property it must be

  
**lovelle**

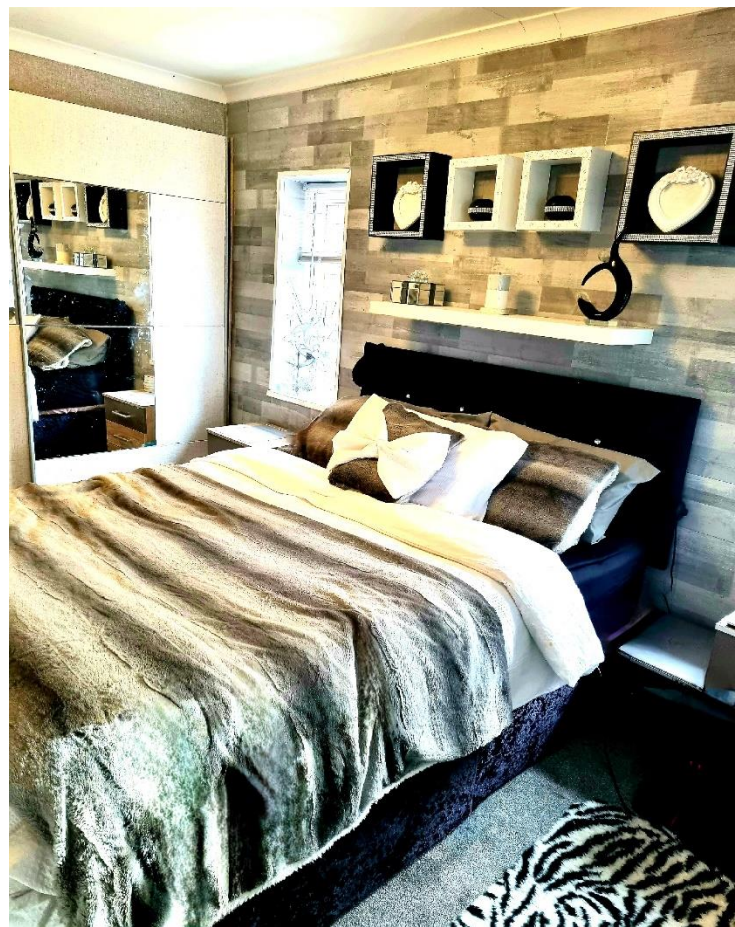


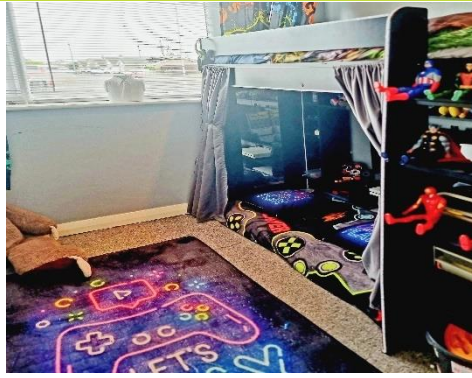
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### Key Features

- Detached Bungalow
- Landscaped Gardens
- Large Sun Room
- Garage & Plenty of Parking
- Two Bedrooms
- Lovely Cul-de-Sac
- EPC rating D
- Tenure: Freehold





An extremely attractive property in a popular residential cul-de-sac location near to village centre, set in its own beautifully landscaped garden. Accommodation comprises; two double bedrooms, modernised kitchen and bathroom, lounge, large sun room, laminate flooring throughout, landscaped enclosed rear garden, large block paved frontage and rubberised driveway providing car parking for numerous cars, large shed and garage.

### Reception Hall

With UPVC double glazed door and side screen, radiator, built in cupboard housing the gas central heating boiler, further storage cupboard, access to roof space, doors to;

### Bathroom

1.88m x 1.60m (6'2" x 5'2")

Stylishly re-fitted with a panelled bath and shower over, Wc, hand basin in a vanity unit, lovely waterproof walling, chrome vertical towel radiator, opaque Upvc window, downlights, extractor.

### Bedroom One

4.67m x 2.67m (15'4" x 8'10")

With UPVC window to side and rear elevation, radiator, recessed double doored wardrobe cupboard.

### Bedroom Two

2.90m x 2.97m (9'6" x 9'8")

With double doored built in wardrobe, radiator, Upvc window to the front elevation.

### Lounge

5.13m x 3.63m (16'10" x 11'11")

With UPVC window to the front elevation, radiator, feature fireplace surround with electric "log burner" style fire.

### Kitchen

3.25m x 2.60m (10'8" x 8'6")

Attractively fitted with cream doored base and wall cupboards, roll edge worksurfaces with tiled splashbacks, inset 1 1/4 bowl sink unit with mixer tap over, recessed space for fridge freezer, built under oven and 4 ring gas hob, white extractor fan above, space for washing machine, radiator, UPVC window to the side elevation UPVC French doors to;

### Sun Room

6.46m x 2.60m (21'2" x 8'6")

With UPVC windows and French doors to the side and rear aspects.

### Outside

To the front is a large block paved frontage providing plenty of off road parking, to the side is a rubberised gated drive with light and cold water tap and leading to the rear set garage. The rear garden is beautifully landscaped for lower maintenance with pebbled areas, sitting areas, large shed, exterior lighting.

## Garage

5.11m x 2.29m (16'10" x 7'6")

With up and over vehicle door, side door, single glazed windows.

## Services

The property has mains gas, water, sewerage and electricity. 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 the popular coastal village of Ingoldmells which benefits from good local amenities including regular bus services, doctors, mini supermarket, various other shops, pubs, cafes, restaurants and take-aways and post office and only a few miles from Skegness town.

## Directions

Proceed out of Skegness on the A52 north. Go past Butlins and into the village of Ingoldmells. Elizabeth Crescent is off to the right hand side before you get to the tight bends. As you turn into the Crescent bare left.

## 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

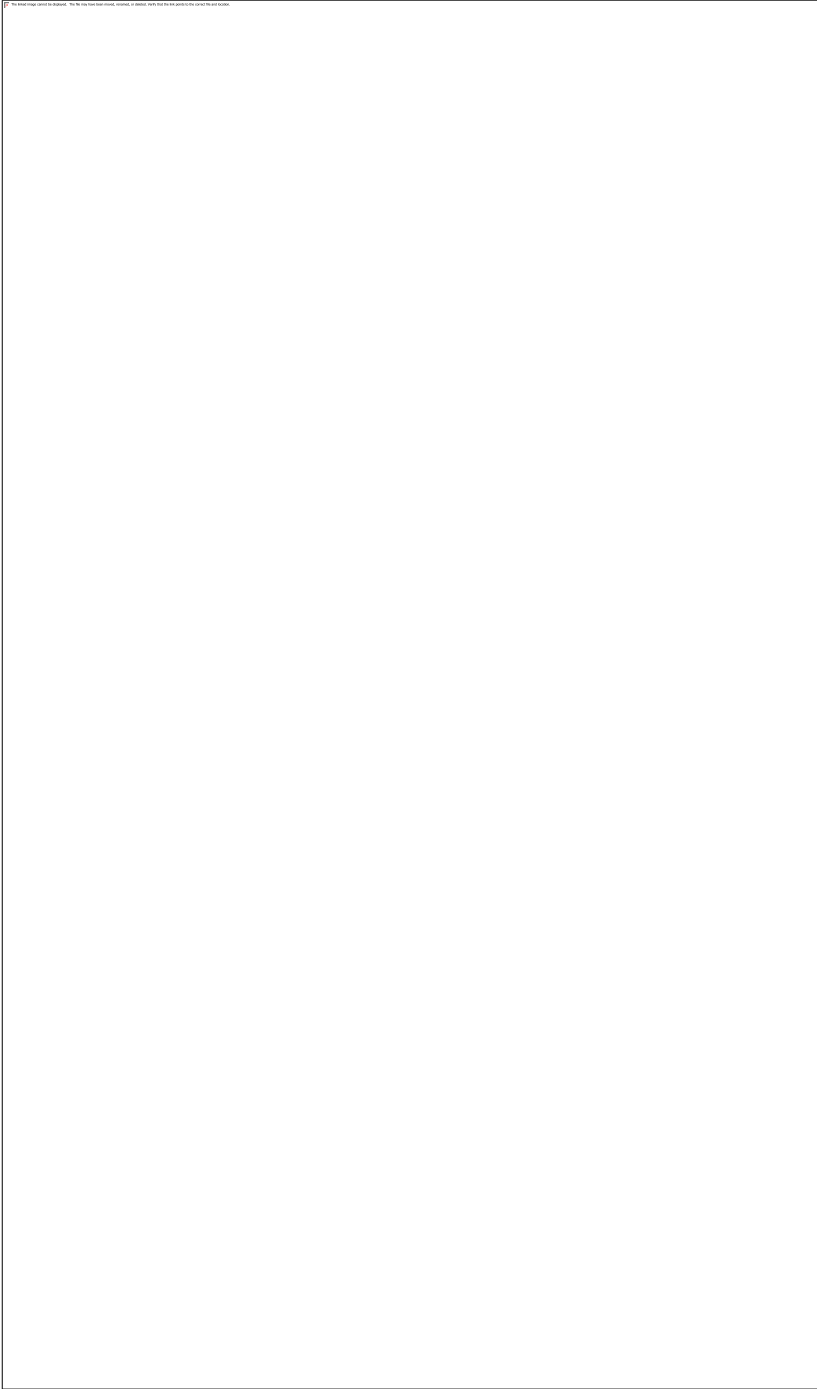
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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