

Buy. Sell. Rent. Let.



2 The Corners, Grantham Drive, Skegness, PE25 3RN



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1

£100,000

When it comes to  
property it must be

  
**lovelle**



£100,000



### Key Features

- End of Terrace House
- Two Bedrooms
- Town Location
- Front and Rear Gardens
- For Sale by Auction
- EPC rating D
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Being sold via Secure Sale online bidding. Terms and Conditions Apply. Starting Bid £100,000

Great home, close to the town and beach! An ideal property for a either a first-time buyer or an investor as a buy to let. Located within a small terrace, this house offers; lounge, kitchen, two bedroom and bathroom. Located in a town location within only 3/4 of a mile of the town centre and golden sandy beach!

### Entrance

Entered via a UPVC front door with cloaks cupboard and door to;

### Lounge

4.25m x 4.11m (13'11" x 13'6")

With UPVC window to the front aspect, radiator, stairs to first floor, gas fire, door to;

### Kitchen

3.05m x 4.11m (10'0" x 13'6")

With UPVC window to the rear aspect, radiator, fitted with range of base and wall cupboards, stainless steel sink, space for freestanding gas cooker, space and plumbing for washing machine, space for under counter fridge, central heating boiler, door to garden.

### Landing

With doors to;

### Bedroom One

3.23m x 4.11m (10'7" x 13'6")

With two UPVC windows to the front aspect, radiator, cupboard over stairs, fitted wardrobes.

### Bedroom Two

3.08m x 2.32m (10'1" x 7'7")

With UPVC window to the side aspect, radiator.

### Bathroom

2.14m x 1.68m (7'0" x 5'6")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, bath with electric shower over, radiator, loft access.

### Outside

With an open plan garden to the front, laid to lawn and block paving. The rear garden is a paved court yard style with a metal shed, enclosed by fencing with a gated access onto a rear alleyway.

### Services

The property has mains gas, mains 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

Very handy location, less than 3/4 of a mile to the town centre, bus and railway station. There are also primary and secondary schools within 1/2 a mile!

### Directions

From our office on Roman Bank proceed onto the one-way system and take the fifth exit onto Lincoln Road. Take the second left hand turning onto Grantham Drive and you will find the property on the right hand side at the end marked by our Lovelle 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.

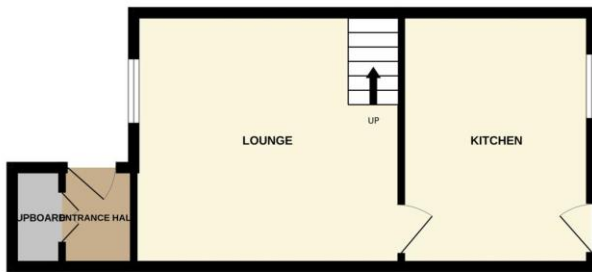
## Energy Performance Certificate

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.

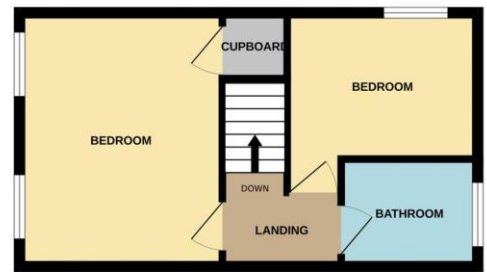
## Agents Notes

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

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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