

Buy. Sell. Rent. Let.



26 Normanby Road, Skegness, PE25 2DQ

£155,000



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When it comes to
property it must be


lovelle



£155,000



Key Features

- No Onward Chain
- Allocated Car Parking
- Modern, Spacious Kitchen-Diner
- Enclosed Low Maintenance Rear Garden

- Lounge
- Downstairs Wc & Bathroom Upstairs
- EPC rating B
- Tenure: Freehold



NO ONWARD CHAIN! Built in 2021, well presented, two double bedroom, modern home with ALLOCATED CAR PARKING! The accommodation comprises; entrance hallway, lounge, modern kitchen-diner with French doors onto the rear garden, downstairs wc, landing with handy storage cupboard, bathroom and two double bedrooms. The property has gas central heating and UPVC double glazing plus a low maintenance paved, enclosed rear garden and allocated car parking space directly behind your rear garden. For sale with no onward chain and located on the popular Manorcrest development. Located nearby to the King George V's wooded walk and public footpaths and the doctors, petrol station, pubs/restaurants, post office, spar shop and supermarkets just over half a mile away.

Hall

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

Lounge

4.61m x 2.86m (15'1" x 9'5")

With UPVC window to the front aspect, radiator, laminate flooring, door to;

Kitchen-Diner

3.98m x 3.15m (13'1" x 10'4")

With UPVC window and French doors to the rear garden, radiator, laminate flooring, fitted base and wall cupboards, work surfaces with inset sink, integrated electric oven, integrated gas hob with extractor hood over, space and plumbing for washing machine, space for tall fridge-freezer, central heating boiler, door to;

WC

With low level wc, wash hand basin, radiator.

Landing

With handy storage cupboard, doors to;

Bathroom

2.01m x 1.70m (6'7" x 5'7")

Fitted with panelled bath with shower over and shower screen, low level wc, pedestal wash hand basin, ladder style radiator, tiled floor, tiling to the walls where appropriate, extractor fan.

Bedroom One

3.98m x 3.15m (13'1" x 10'4")

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.98m x 2.74m (13'1" x 9'0")

With UPVC window to the front aspect, radiator.

Outside

To the front is an open plan garden laid to lawn with block paved footpath. The rear is paved and enclosed with gated access that opens to the car parking courtyard and your allocated space.

Directions

From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. At the petrol station turn right onto Churchill Avenue. Proceed along and go straight on at mini roundabout. At the end of the road turn left and the house is shortly after on the left hand side.

Location

Pleasant location on the popular Manorcrest development with a 'green' across the road and nearby to public footpaths and the tree lined King George V walk. Convenient for amenities with bus services, doctors, pubs/restaurants, supermarkets, petrol station and Post Office just over half a mile away.

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.

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.

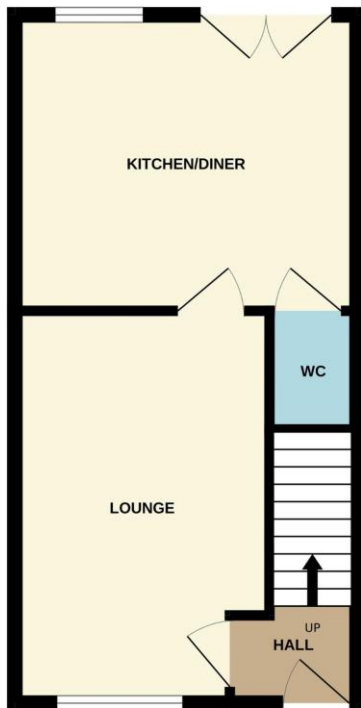
Energy Performance Certificate

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.

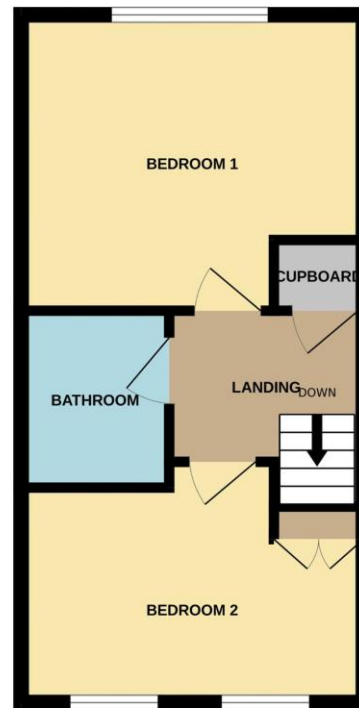
Agents Notes

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



When it comes to **property**
it must be


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