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6 Digby House, Skegness, PE25 2BL



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Offers in excess of £100,000

When it comes to
property it must be

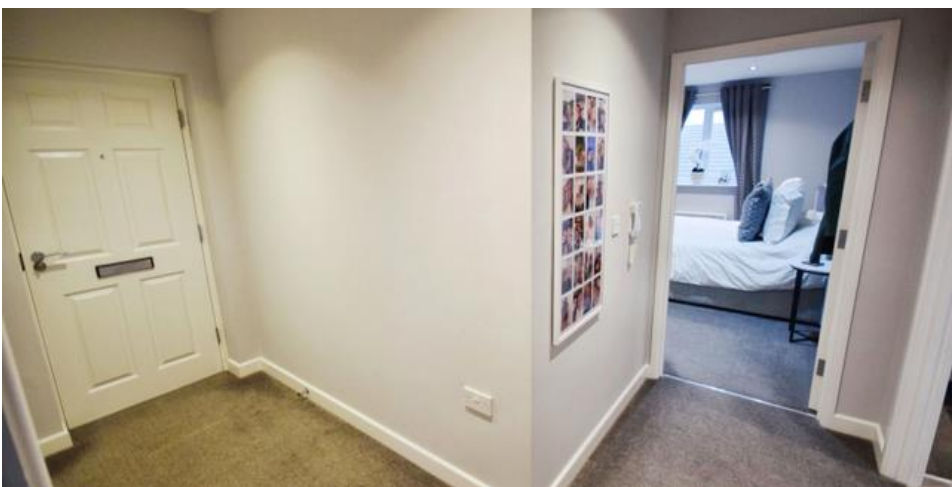

lovelle



Offers in excess of £100,000



- Key Features**
- Beautifully Presented
 - Penthouse Apartment
 - Large Double Bedroom with Walk-in Wardrobe
 - Spacious Bathroom
 - Open Plan Lounge/Kitchen/Diner
 - Allocated Car Parking Space
 - EPC rating C
 - Tenure: Leasehold



Immaculate, spacious, modern penthouse apartment in small block, in popular location! With allocated car parking space! Built by Manorcrest in 2019, this beautiful homes offers; well maintained communal entrance hallway, private entrance to hallway with large walk-in storage cupboard, spacious bathroom, generous double bedroom with walk-in wardrobe off and open plan lounge/kitchen/diner with bay window! With UPVC double glazing and electric heaters this lovely apartment offers stylish, comfortable living! Located on Lumley Fields, this popular position is within 1/2 a mile of local amenities including doctors, pubs, supermarkets, Post Office, bus services, schools and the lovely tree lined King George V walk. Really must be viewed!

Entrance

Secure entrance via communal door opens to the communal hallway which are cleaned regularly and well maintained and stairs lead to your front door and opens to;

Hallway

With large walk-in storage room (also housing the hot water tank), intercom handset, access to loft space useful for storage, doors to;

Bathroom

2.11m x 2.03m (6'11" x 6'8")

With UPVC window to the side aspect, ladder style radiator, panelled bath with shower over and shower screen, pedestal wash hand basin, low level wc, tiling to walls where appropriate, spotlights.

Bedroom

4.05m x 3.45m (13'4" x 11'4")

With UPVC window to the front aspect, electric heater, spotlights, door to large walk-in wardrobe with hanging.

Lounge/Kitchen/Diner

6.80m x 3.77m (22'4" x 12'5")

With UPVC bay window plus two further UPVC windows to provide an abundance of light, electric heater and spotlights. Kitchen area comprises; fitted base and wall cupboards, work surfaces with inset stainless steel sink, integrated electric oven and hob, space for fridge-freezer, space and plumbing for washing machine.

Outside

There is a car park adjacent with an allocated car parking space plus visitor car parking spaces.

Location

Located on Lumley Fields, this popular position is within 1/2 a mile of local amenities including doctors, pubs, supermarkets, Post Office, bus services, schools and the lovely tree lined King George V walk.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. At the petrol station turn right onto Churchill Avenue. Go straight on at the mini round about and take the next left into Braceby Road and bear right and Digby House is on your right hand side.

Services

The property has electric heating, 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.

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



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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