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14 Braceby Road, Skegness, PE25 2BE



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£219,500

When it comes to
property it must be


lovelle

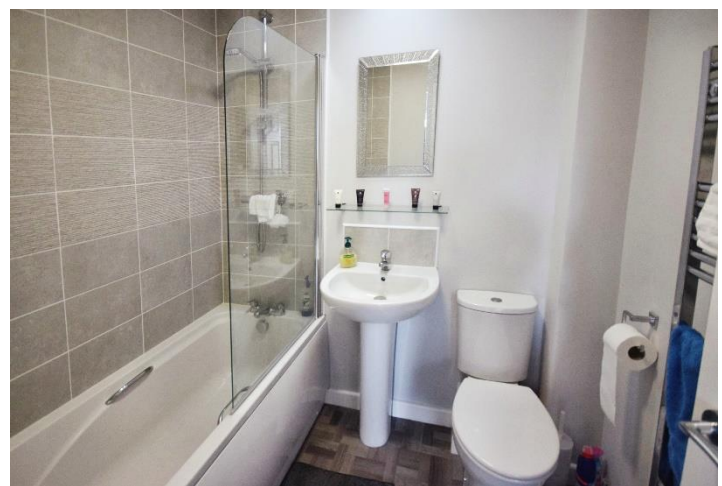


£219,500



Key Features

- Semi Detached
- Three Bedrooms
- Kitchen-Diner
- Open Field Views
- Conservatory
- Family Bathroom and Downstairs WC
- En Suite to Master Bedroom
- EPC rating B
- Tenure: Freehold





An immaculate, three bedroom semi detached house with private gardens, open field views and a conservatory! Built in 2018 this beautiful home offers accommodation; entrance hallway with storage cupboard, lounge, large kitchen-diner, downstairs WC, conservatory, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom. Still under builders guarantee with gas central heating and UPVC double glazing with impressive energy rating this home is not only good looking but energy efficient! The position on the Manorcrest estate is also enviable as it boasts open field views and is not overlooked! Enjoy a lovely private garden and a spacious modern house!

Hall

With front entrance door, storage cupboard, stairs to first floor, radiator, door to;

Lounge

4.96m x 3.93m (16'4" x 12'11")

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

Kitchen-Diner

5.07m x 3.28m (16'7" x 10'10")

The kitchen comprises of fitted base and wall cupboards, work surface, inset sink, integrated oven and hob with extractor fan over, space and plumbing for washing machine, vinyl flooring, space and power point for tall fridge-freezer, radiator, UPVC French doors to the conservatory, two UPVC windows to the rear aspect, door to;

WC

With low level WC, wash hand basin, radiator.

Conservatory

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

Of UPVC construction with French doors to the rear garden.

Landing

With loft access, airing cupboard, doors to;

Master Bedroom

3.36m x 3.33m (11'0" x 11'1")

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

En-Suite

1.95m x 1.79m (6'5" x 5'11")

With UPVC window to the front aspect, ladder style radiator, shower cubicle, pedestal wash hand basin, low level WC.

Bedroom Two

2.80m x 2.77m (9'2" x 9'1")

With UPVC window to the rear aspect, radiator.

Bedroom Three

2.67m x 2.16m (8'10" x 7'1")

With UPVC window to the rear aspect, radiator.

Family Bathroom

2.02m x 1.89m (6'7" x 6'2")

Three piece suite comprising bath with shower over, pedestal wash hand basin, low level WC, ladder style radiator, light tunnel.

Outside

Hand gate opens to block paved footpath that leads to the front of the property. The rear garden wraps around the property, laid to patio and lawn with raised bedded borders and are enclosed by fencing and walling. This garden offers, in the agents opinion, a great level of privacy as there is a bungalow next door so hardly overlooked! Gated access from the rear garden leads to the driveway which is block paved and leads to the single garage.

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

Popular location within modern estate. Well served with doctors, pubs, supermarkets, Post Office, petrol station and bus stops all within a mile.

Directions

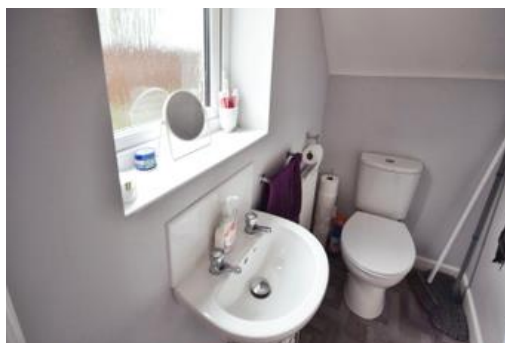
From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. Turn right opposite the petrol station onto Churchill Avenue. Continue along and go straight on at the mini roundabout. Turn first left onto Braceby Road and bear left, follow the road and the property will be found at the bottom, marked 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.

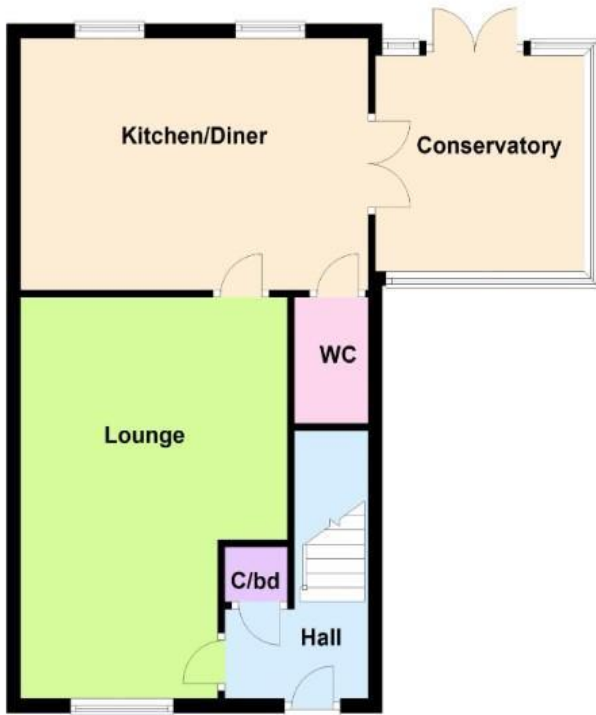
Energy Performance Certificate

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.

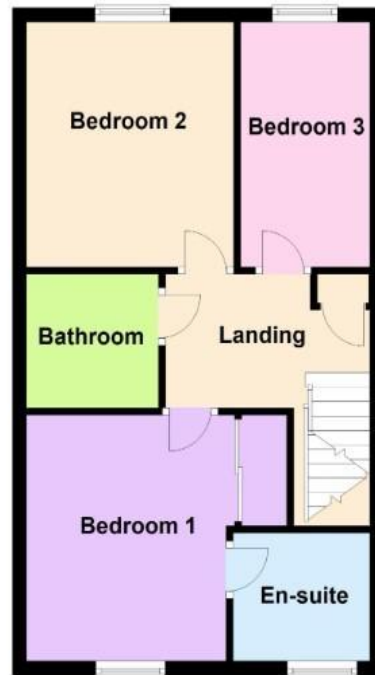
Agents Notes

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



First Floor



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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lovelle

01754 769769

skegness@lovelle.co.uk

