

Buy. Sell. Rent. Let.



50 Church Lane, Skegness, PE25 1EW



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2

£250,000

When it comes to  
property it must be

  
lovelle



£250,000



### Key Features

- NO CHAIN
- Good Sized Plot
- Parking for Numerous Cars
- Two Reception Rooms
- Three Bedrooms
- Garage and Large Outbuilding
- EPC rating E
- Tenure: Freehold





Great size plot, three bedroom detached house with LARGE OUTBUILDING & GARAGE for sale with NO ONWARD CHAIN! The accommodation comprises; lounge, dining room, kitchen, three bedrooms bathroom with wc and further separate wc with gas central heating and UPVC double glazing. The large outbuilding in the agent's opinion could be an ideal workshop space or offers scope for development to a garden room/home office/home gym (subject to the necessary consents and planning). Located on Church Lane the property is within half a mile of the North Shore Golf course and golden sandy BEACH! At the end of the road is a pub and also a convenience store and bus stop with regular bus services. The town centre is 1.5 miles away with further amenities.

### Hall

Entered via a front door, with stairs to first floor, doors to;

### Lounge

5.67m x 3.62m (18'7" x 11'11")

With UPVC window to the front and rear aspects, two radiators, open fire (currently capped off).

### Dining Room

3.58m x 3.37m (11'8" x 11'1")

With UPVC bow window to the front aspect, radiator, open arch to;

### Kitchen

4.40m x 1.94m (14'5" x 6'5")

With UPVC window to the rear aspect, UPVC stable door to garden, under stairs storage, fitted with a range of base and wall cupboards with worktops over, integrated electric double oven, integrated electric hob, extractor, single drainer sink, integrated Miele dishwasher, integrated Miele washing machine (currently not working) integrated fridge, integrated freezer.

### Landing

A lovely space, ideal as a study area or reading nook, with radiator, UPVC window to the rear aspect, loft access, doors to;

### Bedroom One

3.65m x 3.57m (12'0" x 11'8")

With UPVC window to the front aspect, radiator.

### Bedroom Two

3.59m x 3.38m (11'10" x 11'1")

With UPVC window to the front aspect, radiator, fitted cupboard over stairs and further cupboard housing the central heating boiler.

### Bedroom Three

2.41m x 2.00m (7'11" x 6'7")

With UPVC window to the rear aspect, radiator.

## Bathroom

1.97m x 1.79m (6'6" x 5'11")

With UPVC window to the rear aspect, p shaped bath with shower over, pedestal wash hand basin, low level WC, tiled walls and floor, ladder style radiator.

## WC

With UPVC window to the rear aspect, low level WC, wash hand basin.

## Outbuilding

6.256m x 3.832m (20'22" x 12'57")

Of brick and tile construction with two UPVC windows. In the agent's opinion this could make a great garden room, workshop or home office (subject to consents and planning).

## Outside

The front garden is laid to lawn with plants and borders. Double wrought iron gates open to long concrete driveway and the detached single garage. The rear garden is laid to patio and lawn with plants and shrubs. There is a detached outbuilding.

## 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

A great location approximately half a mile from the local shop and bus stop, within a mile of the beach and approximately 2 miles from Skegness town centre with all its amenities.

## Directions

From our office proceed northward along Roman Bank (A52) go over the Ship cross roads, pass the Northshore Golf Course on the right, Church lane will be found on the left hand side after the traffic lights, the property can be found on the right hand side marked by our 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.

## Energy Performance Certificate

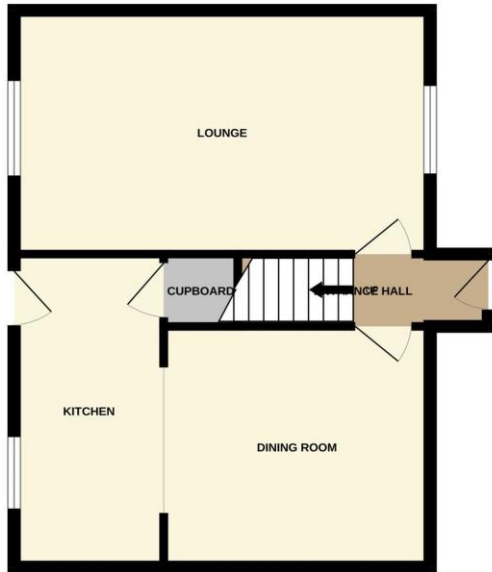
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



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.  
Made with RoomSketcher

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