

Buy. Sell. Rent. Let.



52 Normanby Road, Skegness, PE25 2DQ



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1

£195,000

When it comes to
property it must be


lovelle



£195,000



Key Features

- No Onward Chain
- Allocated Parking Space
- Master Bedroom with Ensuite
- Popular Location

- Modern Kitchen
- Downstairs WC
- EPC rating B
- Tenure: Freehold





Beautiful, modern, end terraced house. This lovely home offers good size accommodation including; hallway, lounge, kitchen-diner with integrated appliances and French doors to the rear garden, downstairs wc, three good size bedrooms and modern bathroom and ensuite to master. Gas central heating and UPVC double glazing. This home also has open plan front garden, private gated access to an enclosed rear garden with gated access to the car parking space behind the rear garden.

Hall

Entered via composite door, storage cupboard, radiator, stairs to first floor, door to;

Lounge

3.81m x 5.51m (12'6" x 18'1")

With UPVC window to the front aspect, door to;

Kitchen/Diner

4.97m x 3.43m (16'4" x 11'4")

With UPVC window and French doors to the rear garden, radiator, fitted with range of base and wall cupboards with worktops over, integrated electric oven and hob, extractor hood over, stainless steel sink, space for washing machine, space for fridge freezer, door to;

WC

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

Landing

With UPVC window to the side aspect, storage cupboard, loft access, doors to;

Bathroom

2.02m x 1.70m (6'7" x 5'7")

With panel bath and shower over, pedestal wash hand basin, low level WC, ladder style radiator, tiling where appropriate, extractor fan, light tunnel.

Bedroom One

3.07m x 3.63m (10'1" x 11'11")

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

Ensuite

1.80m x 2.10m (5'11" x 6'11")

With UPVC window to the front aspect, shower cubicle, low level WC, pedestal wash hand basin, radiator, tiling where appropriate, extractor fan.

Bedroom Two

3.14m x 2.71m (10'4" x 8'11")

With UPVC window to the rear aspect, radiator.

Bedroom Three

2.14m x 3.14m (7'0" x 10'4")

With UPVC window to the rear aspect, radiator.

Outside

The front garden is laid to lawn with block paved footpath to the front door. Gated access to the side leads to the rear garden enclosed by walling and fencing, laid to lawn with barked play area and decking. Gated access opens to car parking area with allocated space and visitors spaces.

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

Very popular location on the Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office just over half a mile from the house. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue. Go ahead at the mini roundabout and turn right at the bottom of the road onto Normanby Road and the property can be found on the right hand side.

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.

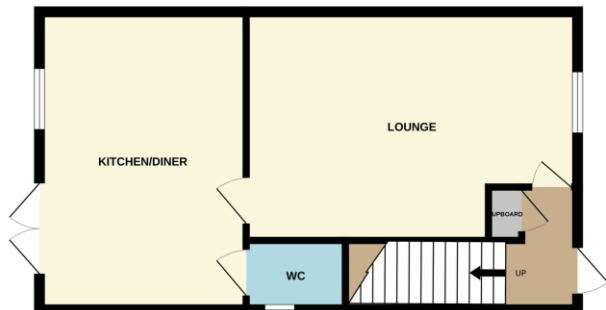
Agents Notes

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.



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		

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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