

Buy. Sell. Rent. Let.



15 Kingsthorpe Crescent, Skegness, PE25 3PW



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£175,000

When it comes to
property it must be


lovelle

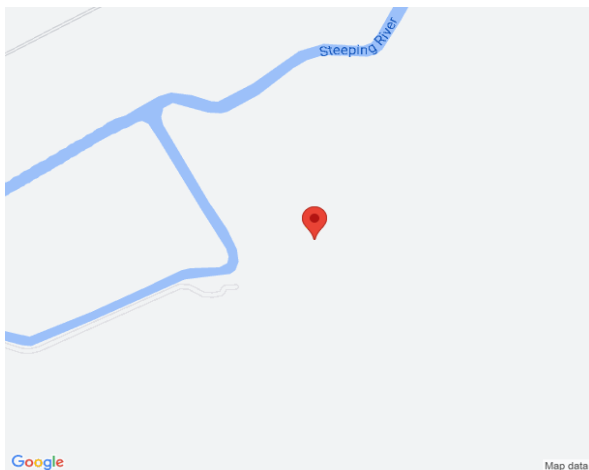


£175,000



Key Features

- No Onward Chain
- Pleasant, Popular Location
- Driveway & Garage
- Pretty Garden
- Gas Central Heating
- EPC rating D
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

For sale with NO ONWARD CHAIN! Lovely position for this two bedroom semi-detached bungalow. Kingsthorpe Crescent is a lovely quiet, pleasant area with a pretty wooded walk around the corner (Vine Walk) leading to the historic Vine Hotel and restaurant and the beach is less than 3/4 mile away! The accommodation comprises; hall, two double bedrooms, lounge, kitchen, rear porch, with gas central heating and UPVC double glazing. There is a driveway and garage and pretty front and rear gardens plus a UPVC potting shed. The town centre, bus and train stations and Tesco are only half a mile away!

Hallway

The property is entered via a UPVC front door with a radiator and loft hatch, doors to;

Bedroom One

3.25m x 3.15m (10'8" x 10'4")

With UPVC window to the rear aspect, radiator.

Bedroom Two

2.50m x 3.01m (8'2" x 9'11")

With UPVC window to the front aspect, radiator.

Bathroom

1.67m x 1.87m (5'6" x 6'1")

With UPVC window to the rear aspect, radiator, low level WC, pedestal wash hand basin, bath with fitted glass shower screen and mains shower over and extractor fan.

Lounge

3.12m x 3.64m (10'2" x 11'11")

With UPVC window to the front and side aspects, radiator, fire surround and electric fire.

Kitchen

2.74m x 2.74m (9'0" x 9'0")

With UPVC window to the side and window and door to the rear porch, fitted with an array of base and wall cupboards, fitted worktop, with inset one and a half bowl porcelain sink, inset electric hob with extractor hood over, integrated single electric oven, space for an undercounter fridge.

Rear Porch/Utility

With space and plumbing for a washing machine, door to rear garden.

Outside

To the front of the property there is a garden laid to lawn with shrubs and a hedge border to mark the boundary with next door. There is a concrete driveway leading to the garage. Gated access leads to the rear garden which is enclosed by fencing. The garden is laid to lawn with a patio area, borders with plants and shrubs. There is a potting shed of UPVC construction attached to the side of the garage with power and light providing useful extra storage space.

Garage

2.43m x 5.08m (8'0" x 16'8")

With up and over door, power and light and personnel door to the rear garden.

Directions

From our office on Roman Bank proceed onto the one-way system and take the third exit onto Richmond Drive. At the traffic lights go straight on and turn left onto Kennedy Avenue and then right into Kingsthorpe Avenue and the property can be found on the left hand side.

Location

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Services

The property has mains gas central heating, mains sewerage, mains water and electric. 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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