

Buy. Sell. Rent. Let.



3 Gleneagles Drive, Skegness, PE25 1DR



£230,000

When it comes to  
property it must be

  
lovelle



£230,000



### Key Features

- No Onward Chain
- New Gas Central Heating Boiler 2023
- Modern Kitchen
- Shower Room
- Pleasant Gardens
- Driveway & Garage
- EPC rating D
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Very SOUGHT AFTER location on GLENEAGLES DRIVE! In the agent's opinion this super bungalow offers a good degree of privacy in the pleasant rear garden and a superb location. The accommodation comprises; hallway, lounge, modern kitchen, shower room, two double bedrooms with gas central heating (new boiler 2023) and UPVC double glazing. There is a good size driveway with space for several cars and single garage. Within a few hundred metres of the bus stop, North Shore Golf club as well as the beautiful SANDY BEACH and a handy convenience store. The town centre is just over a mile away and Winthorpe just under a mile which has amenities including pubs/cafes/restaurants/take-aways, mini supermarket and various other shops.

## Hall

Entered via UPVC side entrance door with radiator, loft access, cupboard housing hot water tank, doors to;

## Bedroom One

3.96m x 2.87m (13'0" x 9'5")

With UPVC window to the rear aspect, radiator.

## Bedroom Two

3.18m x 2.92m (10'5" x 9'7")

With UPVC window to the rear aspect, radiator, freestanding wardrobe.

## Shower Room

2.51m x 1.68m (8'2" x 5'6")

With UPVC window to the side aspect, ladder style radiator, 1/2 tiled walls, corner shower enclosure with power shower, low level wc, wash hand basin inset into vanity unit.

## Lounge

4.47m x 3.02m (14'8" x 9'11")

With UPVC bow window to the front aspect, gas fire on a marble hearth with decorative surround, radiator, TV point.

## Kitchen

3.89m x 2.77m (12'10" x 9'1")

Fitted with attractive white, modern base and wall units, work surfaces with inset stainless steel 1 & 1/2 sink, integrated electric oven, integrated electric hob with extractor hood over, space for washing machine, space for under unit fridge, new consumer unit in 2016, UPVC window to the front aspect, radiator, UPVC door to the side aspect.

## Outside

To the front is a low maintenance gravelled garden and concrete driveway leading to the garage. Gated access to the side opens to a rear garden laid to lawn with gravelled beds, paved patio, paths and timber shed.

## Garage

5.44m x 2.92m (17'10" x 9'7")

With up and over door to the driveway, window and personnel door to the rear garden, power and light. New roof fitted June 2021.

## Services

The property has mains gas central heating, 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.

## Directions

From our office on Roman Bank proceed along to The Ship Traffic lights, go straight on, past the golf course and turn left onto West Way. At the end of the road turn left then immediate left into Gleneagles Drive. Bear left and follow the road round and the property can be found on the left hand side marked by our for sale board.

## Location

Great position on the popular Gleneagles Drive, not overlooked, just over a mile from the town centre and less than 1/2 a mile to the beach and popular North Shore Golf Course.

## 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 can be given for their availability or performance.

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lovelle

01754 769769

skegness@lovelle.co.uk