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24 Elm Crescent, Skegness, PE24 5EG



£240,000

When it comes to
property it must be


lovelle



£240,000



Key Features

- Well Presented Detached Bungalow
- Gardens to Front, Sides and Rear
- Driveway and Garage
- Lounge-Diner
- Kitchen & Utility Room
- Bathroom
- EPC rating D
- Tenure: Freehold





Immaculate detached bungalow in sought after location! Deceptively spacious with well thought out layout. The Accommodation comprises; spacious entrance hall, lounge-diner, kitchen with utility room off, inner hallway with handy storage cupboard and bathroom and three bedrooms off. The property has gas central heating and UPVC double glazing. On a lovely plot with gardens to the front, both sides and the rear, pleasantly landscaped and very well presented and offer a good degree of privacy as are not overlooked. Burgh le Marsh is a popular village located 5 Miles from the coastal town of Skegness and enjoys a mini supermarket, doctors, regular bus services and various other shops, pubs, restaurants and takeaways.

Entrance Hall

With UPVC entrance door, wood effect laminate flooring, stylish, modern radiator, doors to inner hall, kitchen and;

Lounge-Diner

5.76m x 3.65m (18'11" x 12'0")

With a UPVC window to the front aspect, brick fireplace surround with inset electric fire, wood effect laminate flooring, radiator, faux ceiling beams.

Kitchen

3.38m x 2.39m (11'1" x 7'10")

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven with electric hob and cooker hood above, plumbing for washing machine, space for tall fridge-freezer, Vaillant wall mounted gas central heating boiler, breakfast bar, UPVC window to the side aspect, door to;

Utility Room

With tiled floor, space for under unit appliance, wall cupboard, UPVC door to the garage, UPVC door to the side aspect.

Inner Hall

With access to the roof space, built in cupboard housing the hot water tank, doors to the bathroom and bedrooms. A great way to separate your living areas and sleeping areas of the bungalow!

Bedroom One

4.47m x 2.69m (14'8" x 8'10")

With a UPVC window to the rear aspect, radiator.

Bedroom Two

3.86m x 3.03m (12'8" x 9'11")

With a UPVC window to the rear aspect, radiator.

Bedroom Three

3.02m x 2.2m (9'11" x 7'2")

With a UPVC window to the front aspect, radiator. Currently used as a snug but would make a lovely bedroom or study.

Bathroom

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

Well presented, fitted with a P-shaped bath with Triton electric shower and screen over, pedestal hand basin, low level wc, radiator, tiled walls and floor, two UPVC windows to the side aspect.

Outside

To the front is a garden laid to lawn and planted borders. A concrete drive with adjacent gravelled parking area provides off road car parking for several cars to park and leads to the garage. There is gated access to both sides of the property. To one side there is artificial grass and the other gravel providing a further handy seating area. A path then leads to the rear garden which is attractively paved with gravelled beds and borders with shrubs and plants to provide a lower maintenance garden. There is also a handy greenhouse and shed. The rear garden is enclosed by fencing and offers a good degree of privacy as is not overlooked.

Garage

5.13m x 2.48m (16'10" x 8'1")

With up and over vehicle door, light and power, UPVC window to the side aspect, personnel door into utility room.

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.

Location

Great location in the popular, well served village of Burgh Le Marsh. Located in a quiet, residential area, this bungalow benefits from village amenities nearby including doctors, mini supermarket, further shops, bus services, several pubs/restaurants, take aways and primary school.

Directions

From Skegness take the A158 Burgh Road out of town and as you get to the roundabout turn left as sign posted into the village of Burgh Le Marsh. Follow the road into the village centre going past the market place (on your right) and church (on your left) continue along and you will find the turning for Elm Crescent on the left and the property will be found 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.lovele.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.

Mortgage Advice

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. 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

Approx. 90.5 sq. metres (973.6 sq. feet)



Total area: approx. 90.5 sq. metres (973.6 sq. feet)

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