

Buy. Sell. Rent. Let.



18 Harvest Way, Skegness, PE25 2NZ



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Offers Over £155,000

When it comes to  
property it must be

  
lovelle





Offers Over £155,000



#### Key Features

- Semi Detached House
- Two Double Bedrooms
- Two Parking Spaces

- Low Maintenance Garden
- Small Residential Development
- EPC rating C
- Tenure: Freehold







Situated in a peaceful residential area on the edge of town, this delightful two double bedroom property offers the perfect balance of tranquillity and conveniences. Just a short walk from the town centre, you can enjoy easy access to local shops, cafes and amenities. The home boast a good sized kitchen-diner, perfect for family meals or entertaining, a cosy lounge and the convenience of both an upstairs bathroom and a second downstairs WC. Outside you'll find easy low maintenance front and rear gardens and the added bonus of parking for two cars. This is an ideal property for first-time buyers, small families or anyone seeking comfortable well located home.

### Lounge

3.94m x 4.3m (12'11" x 14'1")

Entered via a composite door, with UPVC window to the front aspect, stairs to first floor, understairs cupboard, door to;

### Kitchen/Diner

2.67m x 4.31m (8'10" x 14'1")

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

### WC

With low level WC, radiator.

### Landing

With cupboard housing Combi boiler, loft hatch (loft being partially boarded).

### Bathroom

1.69m x 2.1m (5'6" x 6'11")

With UPVC window to the rear aspect, low level WC, panelled bath, with mains fed shower, pedestal wash hand basin, extractor fan, tiling where appropriate, radiator.

### Bedroom One

3.08m x 4.29m (10'1" x 14'1")

With two UPVC windows to the front aspect, fitted cupboard over stairs with hanging.

### Bedroom Two

2.1m x 3.54m (6'11" x 11'7")

With UPVC window to the rear, radiator.

### Outside

The front garden is laid paving and iron railings. To the rear the garden is laid to patio and enclosed by fencing with gated access to the side, a shed which is insulated and has electric.

### Services

The property has mains gas central heating, water, sewerage and electricity. There are two allocated parking spaces to the front. A annual maintenance charge of £205.02 payable six monthly towards the green areas. 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 handy position on the edge of Town yet not too far from primary and secondary schools, supermarkets, shops, post office, doctors and petrol station on Burgh Road.

### Directions

From our office on Roman Bank proceed along the A52 and turn left at The Ship traffic lights onto Burgh Road. On reaching the crossroads with Burgh Old Road and traffic lights turn left. Take the second right onto Warth Lane and then turn left onto Samuel John Way. At the T junction turn right onto Harvest Way follow the road to the end and bare right and the property will be found on the left 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 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.lovell.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.

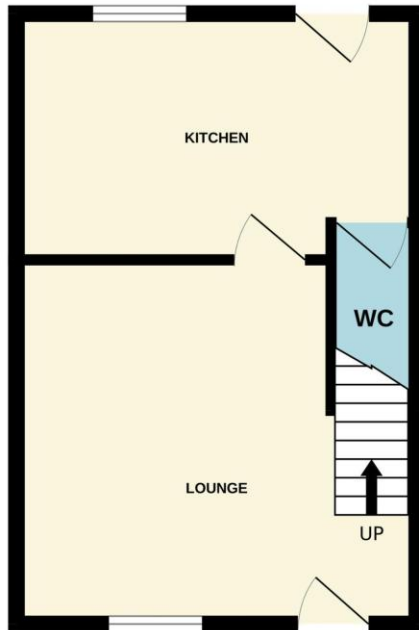
### Energy Performance Certificate

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.

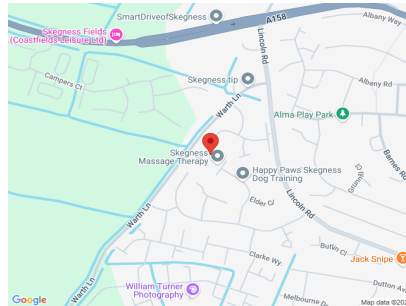
GROUND FLOOR



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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