

Buy. Sell. Rent. Let.



14 Dutton Avenue, Skegness, PE25 2HR



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£235,000

When it comes to  
property it must be

  
**lovelle**



£235,000



### Key Features

- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Recently Modernised Kitchen
- Front and Rear Gardens
- Driveway and Garage
- EPC rating TBC
- Tenure: Freehold





NO ONWARD CHAIN! Beautifully presented two double bedroom detached bungalow with conservatory and garage, the accommodation comprising; entrance hallway, kitchen, lounge, bathroom, two double bedrooms and conservatory. The property has gas central heating and UPVC double glazing, front and rear gardens, driveway and garage. Pleasant residential area in popular area of town just over half a mile from the town centre and supermarkets.

### Hall

Entered via UPVC side door, radiator, cupboard housing central heating boiler (4-5 years old and serviced yearly) loft access, doors to;

### Kitchen

2.72m x 3.03m (8'11" x 9'11")

With UPVC window to the front aspect, fitted with a range of base and wall cupboards with worktops over, composite one and half bowl sink with mixer tap, integrated eye level electric oven, hob with extractor over, integrated microwave, integrated fridge freezer, integrated washing machine.

### Lounge

2.72m x 4.88m (8'11" x 16'0")

With UPVC windows to the front and side aspects, radiator, feature electric fire with surround.

### Shower Room

1.68m x 1.93m (5'6" x 6'4")

With UPVC window to the side aspect, corner shower cubicle with mains mixer shower, wash hand basin set into vanity unit, low level WC, ladder radiator.

### Bedroom One

3.33m x 3.94m (10'11" x 12'11")

With radiator, UPVC French doors to;

### Conservatory

2.25m x 3.15m (7'5" x 10'4")

Of brick and UPVC construction, power points, French doors to the garden.

### Bedroom Two

2.72m x 2.75m (8'11" x 9'0")

With UPVC window to the rear aspect, fitted five door wardrobe and shelving unit, radiator, UPVC window to the rear aspect.

### Outside

To front is laid to block paving providing parking for several cars with wrought iron gates opening onto the driveway leading to the detached single garage. The rear garden is enclosed by fencing and laid to patio and fake lawn.

### Garage

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

## Services

The property has mains, water, sewerage and electricity and gas central heating. The wardrobes and shelving in the second bedroom and all curtains, blinds and carpets are included. There is potential negotiation on all items of furniture. 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

Pleasant residential area in popular area of town just over half a mile from the town centre and supermarkets.

## Directions

From our office proceed onto the one way system and take the fifth exit onto Lincoln Road. Turn left onto Queens Road and then take the first right hand turning into Dutton Avenue. The bungalow can be found on the right hand side 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.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

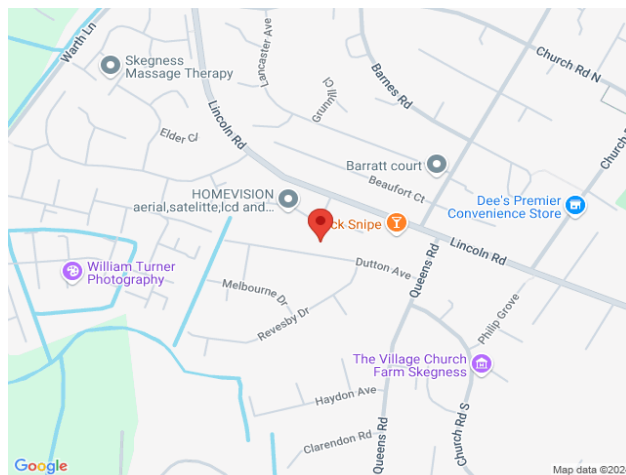
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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



When it comes to **property**  
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