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20 St Marys Road, Skegness, PE25 2LT



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£275,000

When it comes to
property it must be


lovelle



£275,000



Key Features

- 3 Double Bedrooms
- Conservatory
- Kitchen and Utility Room
- Beautiful Garden
- Driveway
- 22' Lounge/Diner
- EPC rating C
- Tenure: Freehold





Immaculate, spacious bungalow in a very popular location with 22' long lounge-diner, 21' long conservatory, breakfast kitchen and utility room, three bedrooms and with a large four piece bathroom (modified for the less mobile whilst still being stylish) plus a further separate wc! This well-proportioned home offers fantastic accommodation with gas central heating and UPVC double glazing. The large plot has been thoughtfully landscaped to create an attractive garden whilst being relatively low maintenance. Sought-after position that is also handy for amenities and post office, supermarkets, pub/restaurants, petrol station and Doctors surgery within 1/2 mile. Stunning bungalow that really must be viewed!

Entrance Hall

Entered via UPVC double glazed front door with side screens, handy cupboard storage, coved ceiling, doors to;

WC

UPVC obscure glass window into conservatory, back to wall wc and wash hand basin inset into vanity unit with further storage, half tiled walls, radiator.

Lounge-Diner

6.76m x 3.76m (22'2" x 12'4")

UPVC windows to the front and side aspects making this a lovely light room with, two radiators, feature fireplace with inset log burning stove and wooden mantle above, T.V aerial point, coved and textured ceiling, door to;

Inner Hall

Access to part boarded loft, coved and textured ceiling, doors to;

Breakfast Kitchen

2.51m x 4.06m (8'2" x 13'4")

Fitted with a range of wall and base units incorporating glazed displays and drawer units, worktops over and tiled splashbacks, inset 1 and 1/2 bowl sink with mixer tap over, integrated oven, integrated hob, stainless steel extractor over, breakfast bar with radiator beneath, UPVC window to side elevation, tiled floor, UPVC door to;

Conservatory

1.98m x 6.43m (6'6" x 21'1")

Of UPVC and brick construction with a poly carbonate style roof, UPVC windows to side and rear elevation, UPVC double doors to garden, door to;

Utility Room

2.59m x 2.34m (8'6" x 7'8")

With a range of base cupboards, gas combi boiler, UPVC window to the rear elevation, space and plumbing for washing machine, space for several further appliances.

Bedroom One

3.05m x 4.01m (10'0" x 13'2")

UPVC window to the rear elevation, radiator.

Bedroom Two

3.56m x 3.02m (11'8" x 9'11")

UPVC window to the rear elevation, radiator.

Bedroom Three/Study/Snug

3.12m x 2.34m (10'2" x 7'8")

UPVC window to the front elevation, radiator, door to entrance hall.

Bathroom

Large wash hand basin with storage drawers under, Low level Wc, slightly elevated to allow for ease of use, panelled bath which is larger than average for a luxurious soak and separate quadrant shower cubicle with mains shower. Tiled floor, airing cupboard housing hot water tank, radiator, opaque UPVC window.

Outside

Beautifully presented gardens to the front and rear with a good sized plot that has been landscaped by the current owners for both ease of maintenance and appealing aesthetics. To the front is a garden laid to lawn with gravelled beds, plants and shrubs and concrete driveway, gated access to both sides open to the fantastic south-easterly facing garden comprising of lawns, gravelled areas, greenhouse, shed with various plants and shrubs. There is also two separate boxes in the garden, each providing two electrical points.

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

Located in very popular area of town with bus stop around the corner from the property and within half a mile of shops, supermarket, doctors, post office, pubs/restaurants.

Directions

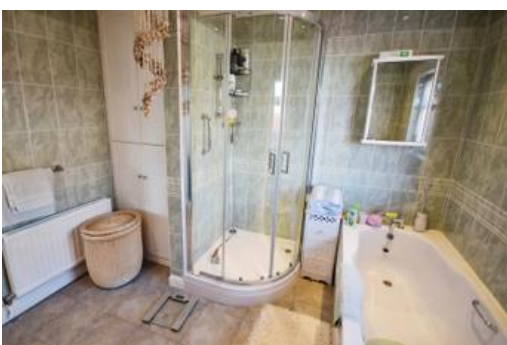
From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. Go past the petrol station and Spar shop and turn left onto St. Marys Road. Continue round the mini round about and the property can be found on the right hand side.

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.

Mortgage Advice

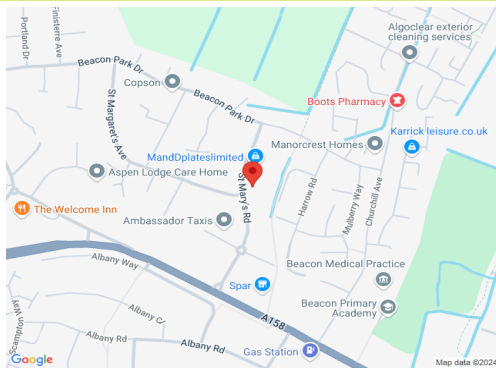
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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



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