

Buy. Sell. Rent. Let.



41 Martin Way, Winthorpe, Skegness PE25 1EN



1



1



2

£145,000

When it comes to
property it must be


lovelle



£145,000



Key Features

- Driveway & Garage
- Lounge & Conservatory
- One Double Bedroom
- Bathroom

- Kitchen
- Gas Central Heating
- EPC rating C
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Well presented bungalow in quiet cul-de-sac location. Lovely position in the corner of the cul-de-sac the accommodation comprises; conservatory, spacious hallway, kitchen, lounge, double bedroom and bathroom with gas central heating and UPVC double glazing. There is a long driveway with space to park several cars and a detached garage. Lovely enclosed rear garden with three sheds, a greenhouse and a pond. Located off Church Lane this lovely cul-de-sac is only half a mile from the bus route, golf course and handy village store and the main town of Skegness less than two miles away. The beach is also only a mile from the property plus there are footpaths across the surrounding countryside and onto the King George V walk, a pleasant wooded footpath.

Conservatory

2.05m x 2.74m (6'8" x 9'0")

Entered via UPVC door, of brick and UPVC construction with UPVC French doors to the rear garden, power points, radiator, laminate flooring, wall light, UPVC French doors to;

Hall

1.73m x 2.43m (5'8" x 8'0")

With radiator, loft access, vinyl flooring, doors to;

Bathroom

1.73m x 2.44m (5'8" x 8'0")

UPVC window to the rear aspect, pedestal wash hand basin, low level wc, bath with electric shower over and shower screen, ladder style radiator, vinyl flooring, part tiled walls.

Bedroom

2.68m x 2.98m (8'10" x 9'10")

UPVC window to the rear aspect, radiator, storage cupboard.

Lounge

2.98m x 3.6m (9'10" x 11'10")

UPVC window to the front aspect, radiator, laminate flooring, electric fire with surround.

Kitchen

With UPVC window to the front aspect, fitted base and wall cupboards, fitted work surfaces, stainless steel sink, freestanding gas oven, space and plumbing for washing machine, space for tall fridge-freezer, Worcester central heating boiler, radiator, consumer unit (replaced in 2021).

Outside

To the front is an open plan garden laid to lawn with concrete driveway leading to the detached garage. Gated access opens to the rear garden laid to lawn with plants and shrubs, greenhouse, three sheds and a fishpond, all enclosed by fencing and hedging.

Garage

2.95m x 6.31m (9'8" x 20'8")

Of concrete sectional construction with up and over door, power points, personnel door opening to the rear garden

Directions

From our office on Roman Bank proceed north on Roman Bank (A52) for approx 1.5 miles and then left onto Church Lane. Follow for approx 1/2 a mile and Martin Way is off to the right hand side.

Location

Located off Church Lane this lovely, quiet cul-de-sac is only half a mile from the bus route, golf course and handy village store and the main town of Skegness less than two miles away. The beach is also only a mile from the property plus there are footpaths across the surrounding countryside and onto the King George V walk, a pleasant wooded footpath.

Services

The property has gas central heating, mains 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.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

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

GROUND FLOOR



When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk

