

Buy. Sell. Rent. Let.



7 Hesketh Crescent, Skegness, PE25 3AS



3



3



2

£350,000

When it comes to
property it must be


lovelle

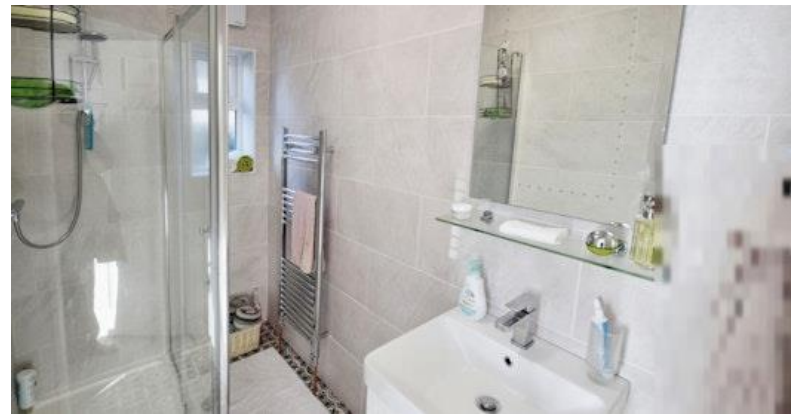


£350,000

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Key Features

- Three Double Bedrooms
- Ensuite to Master Bedroom
- Lounge and Sunroom
- Breakfast Kitchen & Utility Room
- Decked Seating area and Attractive Gardens
- Driveway and Garage
- EPC rating D
- Tenure: Freehold





Stunning, spacious property in SOUGHT AFTER SEACROFT LOCATION! Quiet cul-de-sac near to the prestigious Seacroft Golf Club this lovely home offers immaculate accommodation comprising; lounge, dining/sun room, downstairs wc, kitchen, utility room, master bedroom with en-suite, further double bedroom and the the first floor a handy study area/landing, further third double bedroom and bathroom. There is ample parking on the wide, block paved driveway plus a detached garage. Beautiful, established gardens all around the property. Popular area of Skegness near the famous Seacroft Golf course and Gibraltar Point Nature Reserve yet close to amenities as the property is only a mile from the town centre. The beach is also only 1/3 of a mile from the property!

Porch

1.73m x 1.24m (5'8" x 4'1")

Entered via a UPVC front door, UPVC window to the side aspect, tiled floor, door to;

Hall

4.57m x 1.55m (15'0" x 5'1")

With radiator, cloaks cupboard, doors to;

Kitchen

4.62m x 3.81m (15'2" x 12'6")

With UPVC window to the front aspect, radiator, fitted with range of base and wall cupboards with worktops over, single drainer sink, integrated double oven, integrated microwave, integrated halogen hob, integrated dishwasher, integrated fridge-freezer, door to the rear garden, door to;

Utility

2.77m x 2.46m (9'1" x 8'1")

With two windows to the rear aspect, radiator, base cupboards with worktops over, space for washing machine and space for under unit freezer, door to hall.

WC

2.41m x 1.5m (7'11" x 4'11")

With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity unit, ladder style radiator, half tiled walls.

Bedroom One

5.99m x 2.44m (19'8" x 8'0")

(Measurements inc en-suite). With UPVC window to the front aspect, radiator, door to;

Ensuite

With UPVC window to the side aspect, wash hand basin inset to vanity unit, shower cubicle, ladder style radiator, tiled walls, extractor fan.

Lounge

6.1m x 4.32m (20'0" x 14'2")

With UPVC French doors to the side garden, two radiators, understairs cupboard, inset electric fire with marble hearth and wooden surround, stairs to first floor, French doors to;

Dining/Sun Room

5.92m x 3.05m (19'5" x 10'0")

With two UPVC windows and UPVC French doors to the decking, two radiators.

Landing/Study Area

3.02m x 2.44m (9'11" x 8'0")

With Velux window, cupboard housing the central heating boiler, access to eaves, doors to;

Bedroom Three

5.89m x 2.44m (19'4" x 8'0")

(with sloping ceiling restricting headroom). With Velux window, radiator.

Bathroom

3.81m x 2.48m (12'6" x 8'1")

With Velux window, radiator, bath with telephone style mixer tap/shower attachment, pedestal wash hand basin, low level WC, extractor fan.

Outside

To the front is a garden laid to lawn with trees, plants and hedging, wide block paved driveway with room for several cars leads to a detached garage with electric door, power and light. Gated access to both sides, one laid to gravel with plants and shrubs and patio seating area. The other side is a paved 'working' area with wooden shed with power. The rear garden is a good size laid to lawn with established plants, shrubs and trees plus a large composite deck with balustrade.

Services

The property has mains gas, water, sewerage and electricity. Some furniture is available by separate negotiation. 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

Popular area of Skegness near the famous Seacroft Golf course and Gibraltar Point Nature Reserve yet close to amenities as the property is only a mile from the town centre. The beach is also only 1/3 of a mile from the property!

Directions

From our offices on Lumley roundabout proceed southward and take Richmond Road, it will then turn into Seacroft Drive. At the end of the road at the green opposite Seacroft Golf Club turn right and the turning for Hesketh Crescent is on the right and the property will be found at the end on the right.





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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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lovelle

01754 769769

skeness@lovelle.co.uk

