

Buy. Sell. Rent. Let.



34 Mayfield Grove, Skegness, PE25 3RY



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Offers Over £250,000

When it comes to
property it must be


lovelle



Offers over £250,000



Key Features

- NO ONWARD CHAIN
- Driveway and Detached Garage
- Two Bedrooms
- A Plot of 0.27 of an Acre

- Shower Room
- EPC rating D
- Tenure: Freehold





WOW ATTENTION ALL GARDENERS! Large 1/4 of an acre plot! For sale with NO ONWARD CHAIN! Fantastic, large 1/4 of an acre plot! Two double bedroom detached bungalow in quiet, cul-de-sac location but also handy for amenities as it is within 1/2 a mile of the town centre, bus and train stations and supermarket. The accommodation comprises; hallway, good size lounge-diner, kitchen, modern shower room and two double bedrooms with gas central heating and UPVC double glazing. Impressive plot measuring 1/4 of an acre and includes; concrete driveway and frontage to provide off road car parking for several cars, single garage and large enclosed rear garden mainly laid to lawn.

Entrance

Entered via UPVC door leading to entrance hallway.

Lounge

3.63m x 7.52m (11'11" x 24'8")

With UPVC window to the front aspect, radiator, sliding door to sun room.

Kichen

3.31m x 3.39m (10'11" x 11'1")

With UPVC window to the side aspect and door to the garden, fitted with range of base and wall cupboards with worktops over, inset stainless sink, space for washing machine and gas oven, radiator, door to Utility/Pantry cupboard with UPVC window to the side aspect.

Hallway

With access to loft, cupboard housing the central heating boiler, storage cupboard.

Shower Room

2.26m x 2.17m (7'5" x 7'1")

With vanity sink and WC, walk in shower with mains mixer tap, ladder radiator.

Bedroom One

3.65m x 3.32m (12'0" x 10'11")

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.65m x 3.21m (12'0" x 10'6")

With UPVC window to the rear aspect, radiator.

Outside

To the front is a concrete driveway leading to the garage. The rear garden is enclosed by fencing and is laid to lawn with patio area. There are three sheds and two green houses.

Single Garage

Of sectional concrete construction.

Services

The property has mains gas, 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

Very handy location, within 1/2 a mile to the town centre, bus and railway station. There are also primary and secondary schools within 3/4 of a mile!

Directions

From our office on Roman Bank proceed onto the one way system and take the 4th exit onto Lincoln Road. Go past Morrisons and the turning for Mayfield Grove will be found on the right hand side. Follow the road around to the left and property will be found on the left in the corner.

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.

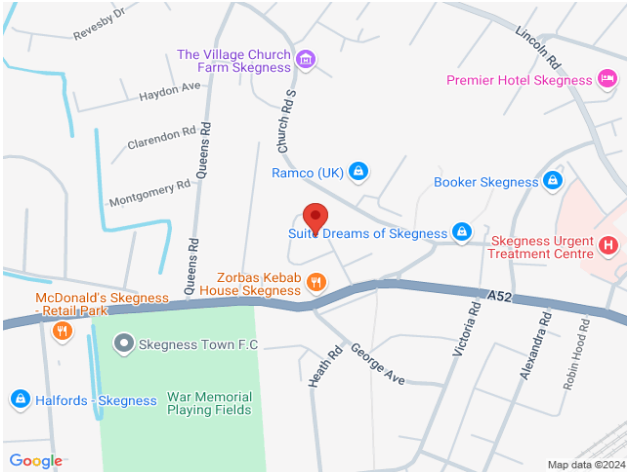
Energy Performance Certificate

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND 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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