

Buy. Sell. Rent. Let.



104 Burgh Road, Skegness, PE25 2RJ



OIRO £217,000

When it comes to
property it must be


lovelle

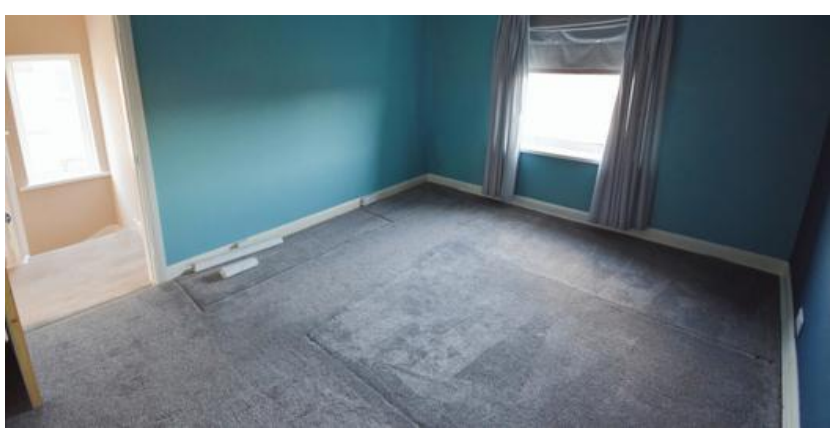


£217,000

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Key Features

- Detached House
- Three Bedrooms
- Lounge, Dining Room & Snug
- Upstairs Bathroom
- Downstairs WC
- Off Road Parking
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great location within a few hundred metres of primary and secondary schools, shops and supermarkets, bus stop, doctors and pubs and just over half a mile to the beach! Spacious detached house with accommodation comprising; hallway, lounge, dining room, snug, kitchen, useful boot room and downstairs wc with upstairs modern bathroom and three bedrooms. Off road parking for two cars to the front and enclosed rear garden. The property has gas central heating and UPVC double glazing.

Hall

Entrance via UPVC door, radiator, doors to kitchen and dining room.

Dining Room

3.91m x 3.32m (12'10" x 10'11")

With French Doors to the lounge, radiator, door way to snug.

Lounge

4.55m x 3.62m (14'11" x 11'11")

With UPVC bay window to the front aspect, radiator.

Snug

2.78m x 2.54m (9'1" x 8'4")

With UPVC French doors to the rear garden, gas wall heater, doorway to;

Kitchen

5.58m x 2.66m (18'4" x 8'8")

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, range style cooker, 1 and 1/2 bowl sink, radiator, door to understairs pantry with shelving under stairs, door to;

Boot Room

5.4m x 1.14m (17'8" x 3'8")

With two UPVC windows, UPVC door to the front aspect radiator, cupboard housing Viessman boiler (2024), tiled floor, door to;

WC

2.1m x 1.21m (6'11" x 4'0")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, radiator.

Landing

With window to the side aspect.

Bedroom One

3.9m x 3.31m (12'10" x 10'11")

With UPVC window to the rear aspect, radiator.

Bedroom Two

4.74m x 3.9m (15'7" x 12'10")

With UPVC bay window to the front aspect, radiator.

Bedroom Three

2.4m x 2.37m (7'11" x 7'10")

With UPVC window to the front aspect, radiator.

Bathroom

With UPVC windows to the side and rear aspects, low level WC, jacuzzi bath, storage cupboard, pedestal wash hand basin, ladder style radiator, tiled walls, loft access (with ladder and light).

Outside

To the front is a block paved frontage providing off road parking for two cars. The rear garden is laid to block paving and lawn, with shrubs and a shed, enclosed by fencing.

Services

The property has gas central heating, mains water, drains and electricity. The Boiler was installed in 2024. 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

Great location within a few hundred metres of primary and secondary schools, shops and supermarkets, bus stop, doctors and pubs and just over half a mile to the beach!

Directions

From our office on Roman Bank follow the road north and at The Ship traffic lights turn left onto Burgh Road. The property can be found on the right hand side opposite the Quora Retail Park, marked by our for sale board.

Material Information Link

<https://moverly.com/sale/BMzbmi3fPuB9x1GqCCbeoQ/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Verified Material Information

Council tax band: C

Council tax annual charge: £1821.76 a year (£151.81 a month)

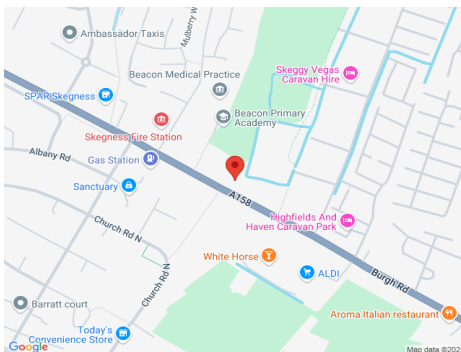
Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No



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

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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 and 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.

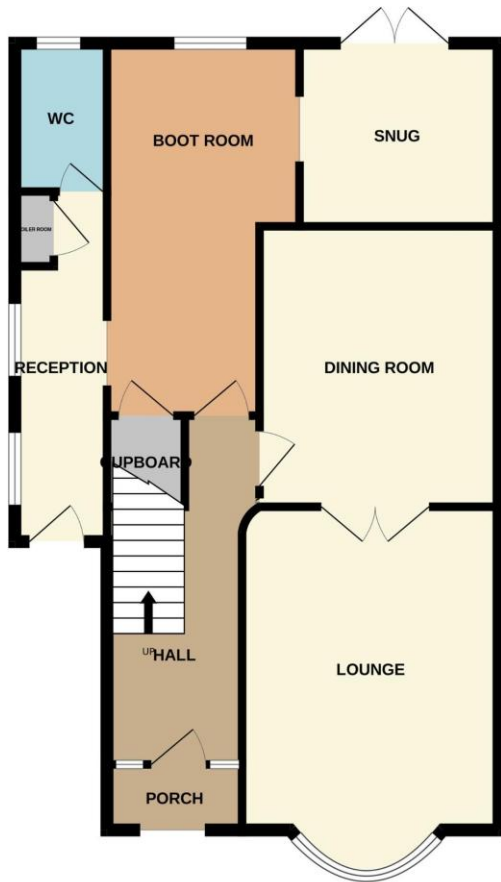
Mortgage Advice

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.

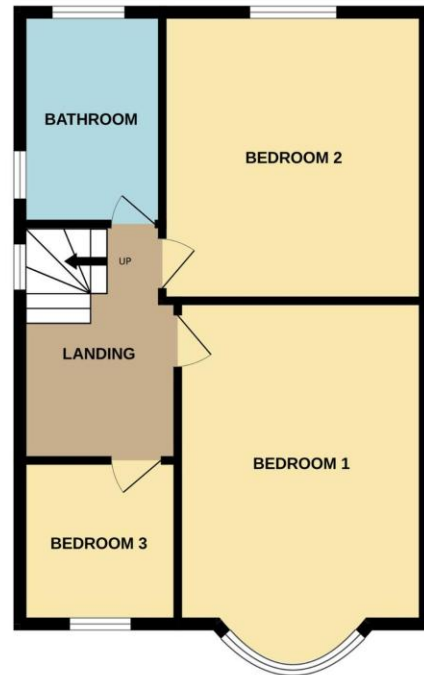
Energy Performance Certificate

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.

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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