

Buy. Sell. Rent. Let.



44 Simpson Close, Chapel St Leonards, PE24 5JU



2



1



2

£90,000

When it comes to
property it must be


lovelle



£90,000

 2
  1
  2

Key Features

- Immaculate Semi Detached Bungalow
- Two Bedrooms
- 50% Shared Ownership
- Conservatory
- Low Maintenance Gardens
- Pleasant Position Overlooking Green Area
- EPC rating C
- Tenure: Leasehold





No Onward Chain! Immaculate two bedroom semi-detached bungalow available for sale for over 55 year olds, shared ownership 50% share. Conservatory extension, sunny, south facing paved rear garden. Easy to maintain, UPVC double glazing, allocated car parking space, electric heating. Fitted and tiled dining kitchen. Pleasant lounge, modern tiled shower room. Pleasant, quiet location, overlooking a green area and convenient for village centre and beach.

Entrance Hall

Entered via attractive glazed external door. Storage heater, built in airing cupboard and store cupboard, phone point, burglar alarm control pad.

Lounge

4.88m x 3.28m (16'0" x 10'10")

With storage heater, UPVC window to the front aspect, with fitted blinds, inset electric fire with surround,

Kitchen-Diner

3.88m x 3.27m (12'8" x 10'8")

With UPVC window and door to conservatory with blinds, a good sized room with attractive modern tiling to the walls and door. Fitted with a range of quality fitted cupboards with worktops over, including pull out wire rack larder cupboard, a corner carousel, double opening fully accessible corner cupboard and wine rack, inset stainless sink unit, spotlights, freestanding electric cooker and extractor hood over, space and plumbing for washing machine, space for tall fridge freezer and dishwasher (available by separate negotiation). Double opening fully accessible corner cupboard.

Conservatory

3.42m x 3.05m (11'2" x 10'0")

UPVC double glazed, with UPVC French doors leading to the paved garden. Tiled floor, storage heater and vertical blinds.

Bedroom One

3.35m x 3.17m (11'0" x 10'5")

With UPVC window to the rear aspect with fitted blinds, storage heater, built in wardrobes.

Bedroom Two

3.1m x 1.83m (10'2" x 6'0")

With UPVC window to the front aspect, with fitted blinds, fitted wardrobes, storage heater.

Shower Room

2.2m x 1.68m (7'2" x 5'6")

A modern room with complementary tiling, walk in (electric) shower with glass screen, low flush WC, pedestal wash hand basin, Dimplex wall heater, extractor fan.

Outside

The property has an allocated parking space to the front of the bungalow (second along) for one car. The front garden is neatly paved. The rear garden is enclosed with fencing and is private with a sunny south facing

aspect. It is block paved for easy maintenance, with summer house and shed both with power and light, the patio table and chairs are included in the sale.

N.B

Some of the furniture is available by separate negotiation. All carpets and floor coverings are included in the sale. The property is subject to a Local Connection giving priority to applicants within the local area.

Services

The property has electric heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. The rent is £137.63 per month, there is a service charge of £92.34 per month towards the maintenance of the communal garden/lawns and the insurance is £5.38 per month paid to Amplius/Longhurst Homes. 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 coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

Directions

From our office on Roman Bank proceed north out of town on the A52. Go through Ingoldmells and take the second turning into Chapel St Leonards onto Skegness Road. At the end of the road turn right and then right into Amery Way which proceeds into Simpson Close and the property can be found by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

<https://moverly.com/properties/TZrudUEendc6Cqg3i4prQL/view#property>



Material Information Data

Council tax band: A
Tenure: Leasehold
Lease length: 99 years remaining (79 years from 2005)
Ground rent: £1176 pa
Shared ownership - ownership percentage: 50%
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None
Heating features: Double glazing and Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Allocated
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: Wide doorways
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 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.

GROUND FLOOR



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


lovelle

01754 769769

skegness@lovelle.co.uk

