

Buy. Sell. Rent. Let.



## 3 Cranwell House, Skegness, PE25 1GX



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£120,000

When it comes to  
property it must be

  
**lovelle**



£120,000

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- Key Features**
- First Floor Flat
  - Two Double Bedrooms
  - Bathroom and Ensuite to Master
  - Allocated Car Parking Space

- No Onward Chain
- Large Open Plan Lounge/Kitchen/Diner
- EPC rating B
- Tenure: Leasehold





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

NO ONWARD CHAIN! A spacious two double bedroom first floor flat with allocated parking space! The accommodation comprises; hallway, large walk in storage cupboard, large master bedroom with en-suite, second double bedroom, bathroom, open plan lounge/kitchen/diner with electric heating and UPVC double glazing located on popular Manorcrest development with good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

### Hall

Entered via door from communal hall, doors to;

### Walk in Cupboard

2.36m x 1.09m (7'8" x 3'7")

With hot water tank, fitted shelving, light.

### Bedroom One

4.6m x 3.85m (15'1" x 12'7")

With UPVC bay window to the rear aspect, panel heater, door to;

### Ensuite

1.99m x 1.57m (6'6" x 5'2")

With UPVC window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, electric heated towel rail, extractor fan, warm air heater.

### Bedroom Two

2.54m x 3.36m (8'4" x 11'0")

With UPVC window to the rear aspect, panel heater.

### Bathroom

2.16m x 1.99m (7'1" x 6'6")

With panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, extractor fan, warm air heater, heated towel rail, tiling where appropriate.

### Lounge/Kitchen/Diner

7.61m x 4.11m (25'0" x 13'6")

With two UPVC windows to the front aspect, further UPVC bay window to the front aspect, panel heater, kitchen area fitted with a range of base and wall cupboards with work tops over, stainless steel sink, integrated electric oven and hob, extractor over, space for washing machine, space for fridge/freezer.

### Outside

One allocated parking space to the rear.

### Services

The property has 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.

### Location

Located on the popular Lumley Fields development built by Manorcrest Homes. Very popular area benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

## Directions

From our office on Roman Bank proceed along Roman Bank to The Ship traffic lights and turn left onto Burgh Road. Opposite the petrol station turn right onto Churchill Avenue, at the mini round about turn right onto Belton Park Road and Cranwell House is on the right hand side on the corner of Buckminster, marked by our 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/YB7waqePM7SgEZ8cqSqBCN/view#property>

## Material Information Data

Council tax band: A

Tenure: Leasehold

Lease length: 125 years remaining (115 years from 2015)

Ground rent: £85 pa

Service charge: £1190 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good

Parking: Communal

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

## 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

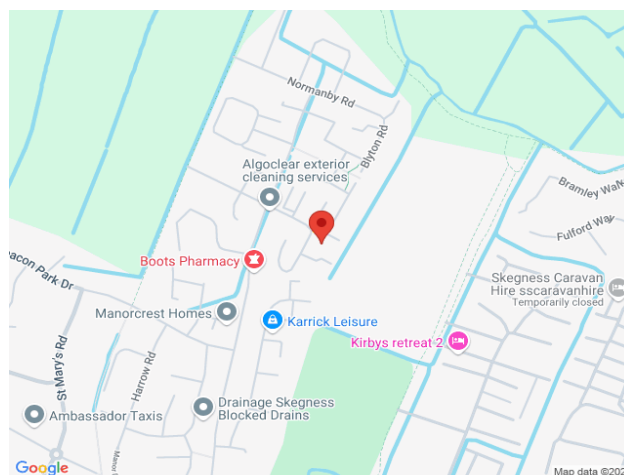
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

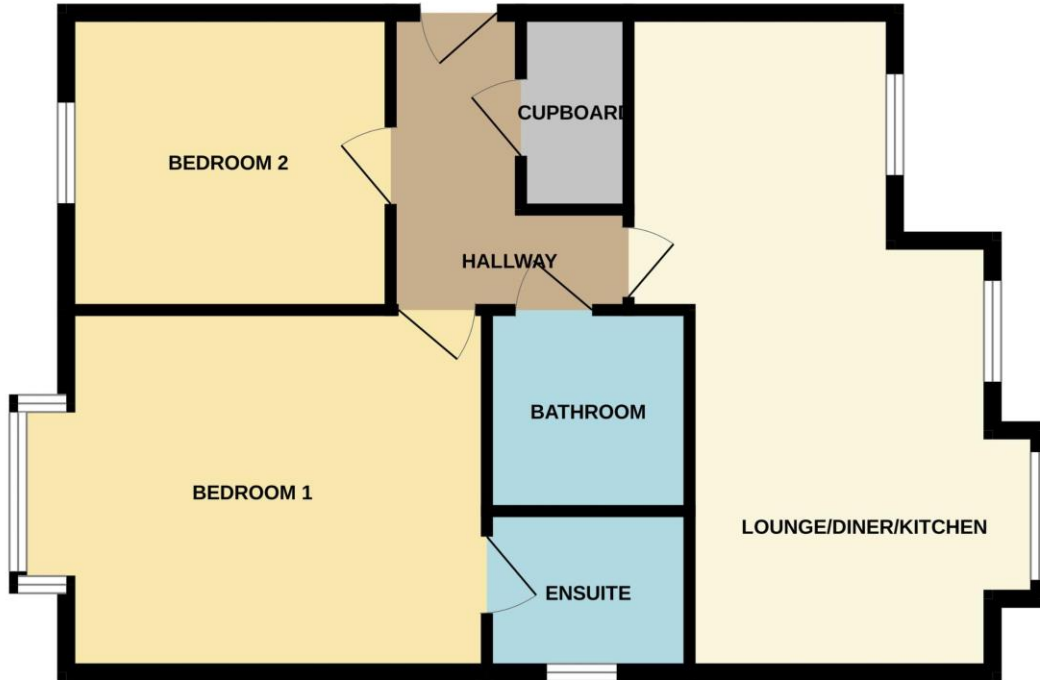
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.



## 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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