

Buy. Sell. Rent. Let.



The Seacroft, Lumley Fields, Skegness, PE25 1GU



4



4



2

£375,000

When it comes to
property it must be


lovelle

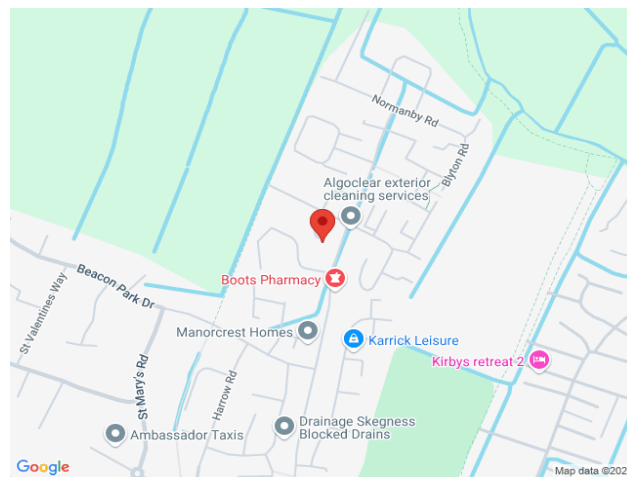


£375,000

 4
  4
  2

Key Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Ensuite and Dressing Room
- Further Ensuite to Second Bedroom
- Utility Room and Downstairs WC
- EPC rating Speak to Developer
- Tenure: Freehold



Fantastic new design! Modern living at it's best - beautiful detached home! Accommodation comprising entrance hall, downstairs wc, lounge, utility room, kitchen-diner open plan to fantastic family room with French doors to the garden. Upstairs there is a master suite with dressing room and en-suite, second bedroom with dressing room and en-suite, family bathroom and two further bedrooms! The property has front, side and rear gardens with large patio area, fencing, driveway and single garage! The property will be fitted to a beautiful modern standard throughout with carpeting and tiling to the kitchen and bathrooms and integrated appliances.

Hall

Entered via composite front door with radiator, storage cupboard, stairs to first floor, doors to;

Lounge

6m x 3.4m (19'8" x 11'2")

UPVC bay window plus window to the front aspect, radiator.

Kitchen-Diner

3.41m x 2.69m (11'2" x 8'10")

UPVC windows to the front and rear aspects, open to the family room, radiator, with fitted kitchen; standard and upgraded finishes available. Standard kitchen comprises of fitted base and wall cupboards, work surface, inset sink, integrated oven and hob with extractor fan over, two integrated appliances, tiled flooring. Door to;

Family Room

4.18m x 3.41m (13'8" x 11'2")

Providing lots of natural light with windows overlooking the garden and French doors, radiator.

Utility Room

2.3m x 1.53m (7'6" x 5'0")

Fitted with base and wall cupboards, work surface and inset sink, space and plumbing for washing machine and tumble drier, door to;

WC

Fitted with low level wc, wash hand basin, radiator.

Landing

UPVC window to the front aspect, storage cupboard, loft access, doors to;

Master Suite Bedroom

3.52m x 3.45m (11'6" x 11'4")

UPVC window to the rear aspect, radiator, door to;

En-Suite

1.02m x 1.68m

UPVC window to the side aspect, shower enclosure, low level wc, wash hand basin, ladder style radiator, tiled floor.

Dressing Room

2.4m x 1.41m (7'11" x 4'7")

Fitted with hanging and shelving, radiator, door to;

Bedroom Two

3m x 3.41m (9'10" x 11'2")

UPVC window to the side aspect, radiator, fitted wardrobe, door to;

En-Suite

2.29m x 1.4m (7'6" x 4'7")

UPVC window to the side aspect, shower enclosure, low level wc, wash hand basin, ladder style radiator, tiled flooring.

Bedroom Three

3.41m x 2.87m (11'2" x 9'5")

UPVC window to the side aspect, radiator.

Bathroom

2.92m x 2.19m (9'7" x 7'2")

UPVC window to the side aspect, ladder style radiator, panelled bath, low level wc, wash hand basin inset into vanity unit, tiled flooring.

Bedroom Four

3.52m x 2.42m (11'6" x 7'11")

UPVC window to the front aspect, radiator.

Outside

The property has garden to the front, side and rear aspect with driveway leading to single garage (power, light, combi boiler). The rear garden will have a large patio area, enclosed by fencing.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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. Turn left onto Burgh Road. Opposite the Esso petrol station turn right onto Churchill Avenue. Continue along until you get to the mini roundabout. Go straight on at the round about and at the bottom turn right and the house can be found on the left hand side.

NB

The photos shown on this brochure are from other plots/designs and are to for illustrative purposes to give an example of the quality and finish.

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

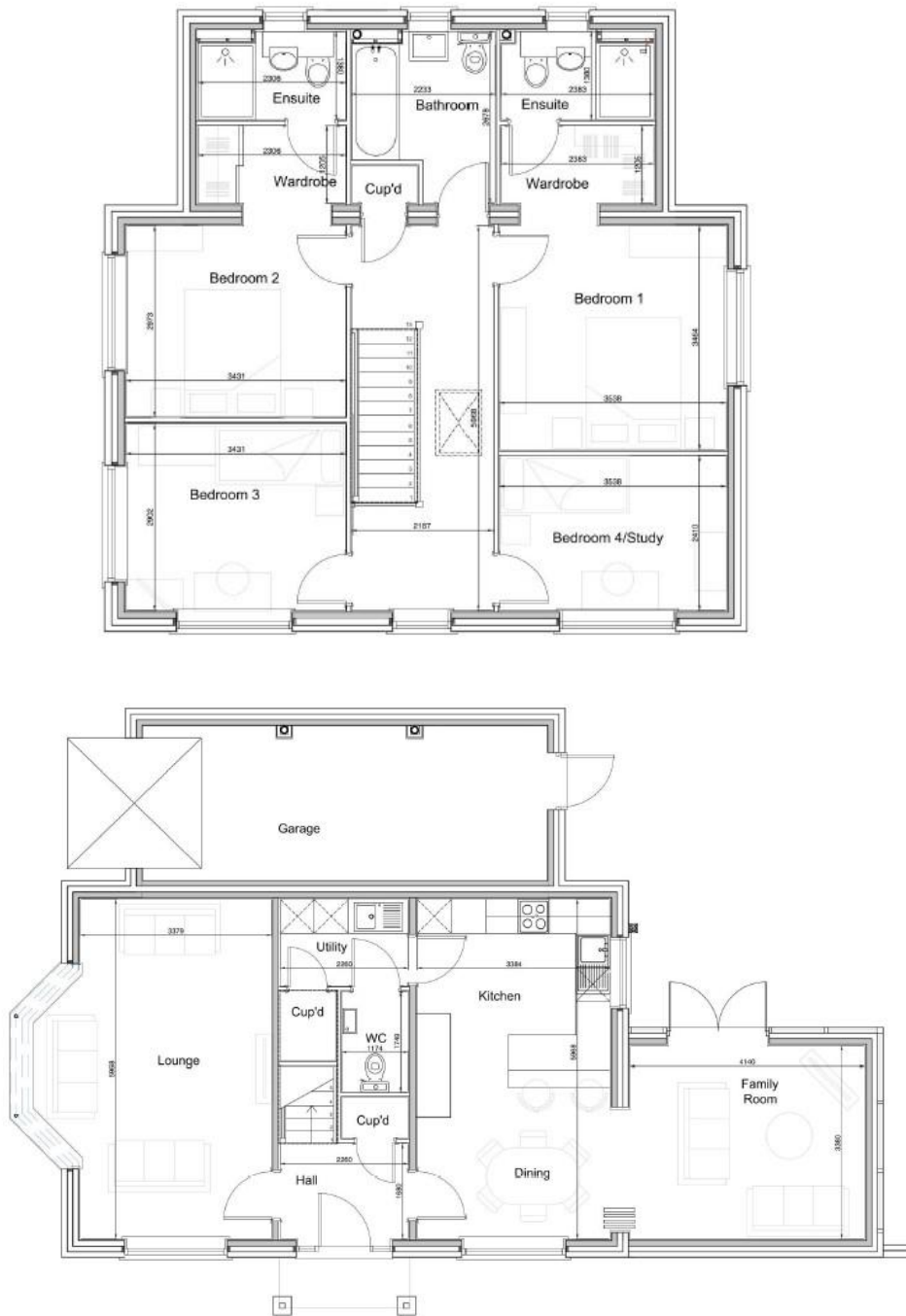
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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



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


lovelle

01754 769769

skegness@lovelle.co.uk