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81 Hoylake Drive, Skegness, PE25 1AQ



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£245,000

When it comes to
property it must be


lovelle



£245,000

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Key Features

- Three Bedroom Semi-Detached House
- Lounge, Kitchen Diner & Downstairs WC
- Good Sized Loft Room
- Popular Residential Location- Near Beach & Golf Course
- UPVC Double Glazing
- Gas Central Heating
- EPC rating D
- Tenure: Freehold





Beautifully presented home in fantastic location! Tastefully decorated this modernised home offers; handy entrance porch, spacious hallway, lounge, large kitchen-diner with French doors opening to the rear garden, downstairs wc, three double bedrooms, modern shower room plus large and versatile loft room (used by current owners as a multi purpose room; office, gym and guest room!) The property has UPVC double glazing and gas central heating with Worcester combi central heating boiler. There is a driveway and gates that open to the side of the property and lead to further concrete hard standing. Lovely westerly facing, enclosed rear gardens. Great position within a few hundred metres of the beach and North Shore golf club! Also handy for the Co-op and other shops on Roman Bank and the town only half a mile away and primary and secondary schools within a mile of the property!

Front Entrance Porch

Entered via UPVC French doors, vinyl tiled floor, composite glazed inner door with leaded light and side windows opening into;

Entrance Hall

With stairs to the first floor, radiator with cover, consumer unit, wood effect cushion flooring, doors to;

WC

With low level WC, wash hand basin, UPVC double glazed window to the side aspect, wood effect cushion flooring.

Lounge

3.32m x 3.93m (10'11" x 12'11")

With UPVC double glazed window to the front aspect, radiator, TV point, coving, feature fire place.

Kitchen-Diner

5.68m x 3.97m (18'7" x 13'0")

With radiator, fitted with a range of base cupboards with worksurfaces over, 1 and 1/2 bowl sink unit with mixer tap, space for dishwasher, electric oven and inset gas hob, space and plumbing for washing machine, tiled floor to the kitchen area and wood effect cushion flooring to the dining area, under stairs storage cupboard, UPVC double glazed window to the side aspect, UPVC double glazed French doors opening onto the rear garden.

Landing

With radiator, two UPVC double glazed windows to the side aspect, space saving stairs to the loft room, doors to;

Bedroom One

3.31m x 3.94m (10'11" x 12'11")

With UPVC double glazed window to the front aspect, radiator, coving.

Bedroom Two

3.04m x 3.02m (10'0" x 9'11")

With UPVC double glazed window to the rear aspect, radiator.

Bedroom Three

3.63m x 2.22m (11'11" x 7'4")

With UPVC window to the side aspect, radiator, laminate flooring.

Shower

2.48m x 2.03m (8'1" x 6'8")

Shower cubicle with mains fed shower, vanity wash hand basin, back to wall WC, UPVC double glazed window to the rear aspect, ladder style radiator, laminate flooring, spotlights.

Loft Room

5.63m x 4.73m (18'6" x 15'6")

Accessed via space saving "paddle" stairs, spotlights to ceiling, UPVC double glazed window to the side aspect, radiator, door to;

Walk in Cupboard

3.23m x 1.78m (10'7" x 5'10")

Measured into the eaves, some reduced ceiling height, radiator, laminate flooring, fitted hanging rail.

Outside

The front garden is laid to lawn with hedging to the front and side, there is a tarmac driveway providing parking. Side gate gives access to continue the driveway into the rear garden, ideal for further vehicles or as a large seating area, the rest of the garden is mainly laid to lawn with an attached brick built store with power and light plus a decked seating area and an outside tap, outside power point and the rear garden is enclosed by hedging and fencing.

NB

All light fittings and floor coverings are included in sale.

Services

The property has gas central heating, 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

Great position within a few hundred metres of the beach and North Shore golf club! Also handy for the Co-op and other shops on Roman Bank and the town only half a mile away and primary and secondary schools within a mile of the property!

Directions

From our office on Roman bank proceed north and continue straight on at The Ship traffic lights, go past the petrol station and Co-op and turn right onto Brancaster Drive then take the first right onto Hoylake Drive and the house can be found on the right hand side.



Material Information Link

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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.

<https://moverly.com/properties/JZk2kR4wEcnSJxa2PSrcpP/view#property>

Material Information Data

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

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 - Good, Vodafone - Good, 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: 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: D

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

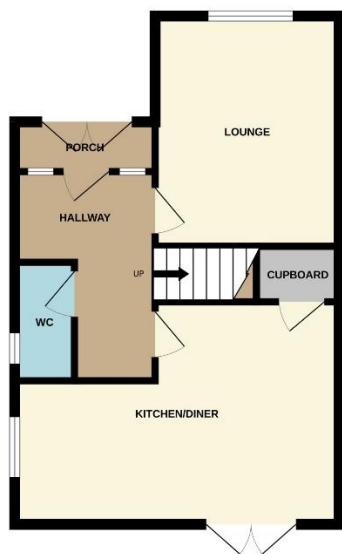
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

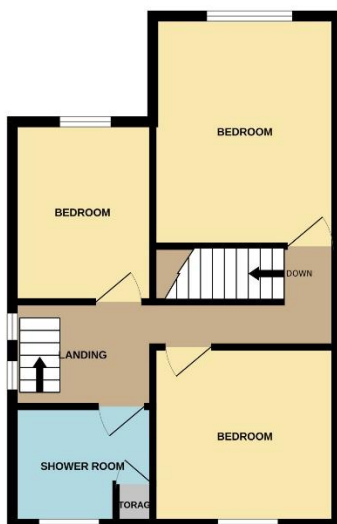
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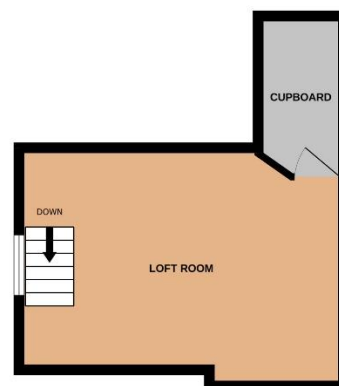
GROUND FLOOR



1ST FLOOR



2ND 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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