

Buy. Sell. Rent. Let.



4 Eden Close, Skegness, PE25 3NT.



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£245,000

When it comes to
property it must be


lovelle



£245,000

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Key Features

- Semi Detached House
- Four Bedrooms
- Extended Property
- No Chain

- Off Road Parking for One Car
- Conservatory
- EPC rating C
- Tenure: Freehold





Well-Presented Four-Bedroom Extended Semi-Detached Home with Conservatory, set in a popular residential area of Skegness, this extended semi-detached home offers four bedrooms, a spacious kitchen-diner, and a bright conservatory. Neatly maintained and offering plenty of living space, it's ideal for families looking to settle in a convenient location close to local amenities. The property comprises, lounge/diner, conservatory, kitchen/diner, downstairs double bedroom, downstairs WC, shower room, three further bedrooms, outside is a rear enclosed garden with new shed and driveway to the front.

Entrance Hall

Entered via a composite door, doors to WC and lounge.

WC

With UPVC window to the front aspect, low level WC and wash hand basin.

Living Room

4.19m x 4.95m (13'8" x 16'2")

With UPVC double glazed window to the front aspect, two radiators and stairs leading off.

Dining Area

3.02m x 2.39m (9'11" x 7'10")

With radiator and UPVC French doors leading to the:-

Conservatory

3.4m x 2.79m (11'2" x 9'2")

Being built of brick and UPVC construction with radiator and tiled floor with door to the garden.

Dining Kitchen

5.41m x 4.14m (17'8" x 13'7")

(reducing to 2.79m (9' 2") being 'L' shaped) UPVC window to the rear aspect, fitted with a range of base and wall units, worksurfaces with tiled splashbacks, integrated electric oven with ceramic hob and stainless steel chimney extractor hood above, inset porcelain sink with mixer tap over, island with wine rack and cupboards below, wall mounted central heating boiler, radiator, with a composite door to the front aspect, UPVC window to the front and UPVC door to the rear garden.

Bedroom Four/Study

4.98m x 2.54m (16'4" x 8'4")

With UPVC double glazed window to the side aspect and radiator.

First Floor Landing

With UPVC double glazed window to the side aspect, access to roof space with ladder and partly boarded, built in airing cupboard housing the hot water cylinder.

Shower Room

1.98m x 1.68m (6'6" x 5'6")

UPVC window to the rear aspect, low level WC, wash hand basin inset to vanity, walk in shower with glass screen, mains mixer tap with waterfall shower head and ceramic tiled wall, radiator and extractor fan.

Bedroom Two

2.89m x 2.65m (9'6" x 8'8")

With UPVC window to rear aspect, radiator and built in wardrobes.

Bedroom One

2.69m x 3.75m (8'10" x 12'4")

UPVC window to the front aspect, with built in furniture, wardrobes and overhead storage with space for a bed, radiator.

Bedroom Three

2.22m x 2.69m (7'4" x 8'10")

With radiator and UPVC double glazed window to front aspect.

Outside

To the front the garden is laid to lawn with a gravelled driveway. The rear garden is enclosed by fencing, laid to lawn with patio areas and a shed with shrubs and bushes.

Services

The property has mains gas, water, sewerage and electric. 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 cul-de-sac location with path through to the Royal Arthur close. Within half a mile of Tesco's, the town centre, train and bus stations.

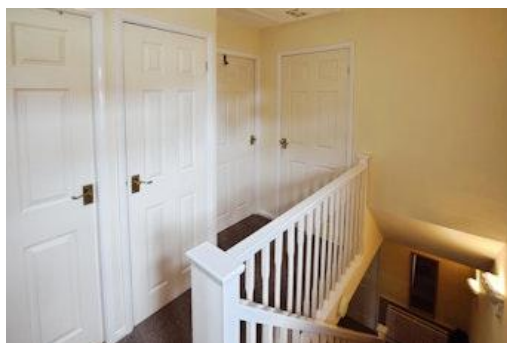
Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Continue straight on at the traffic lights for approximately a mile and Eden Close is a turning on the left hand side.

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.





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 - OK, 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: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: No
 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 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.

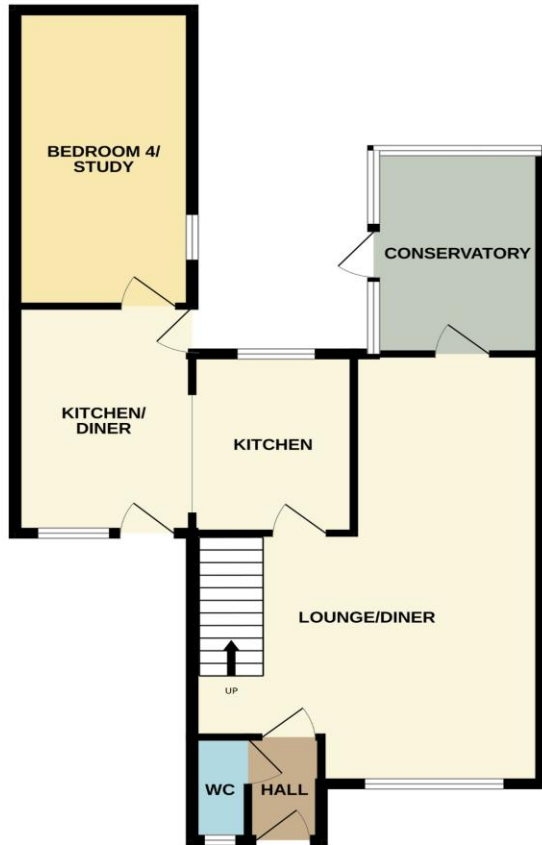
Energy Performance Certificate

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.

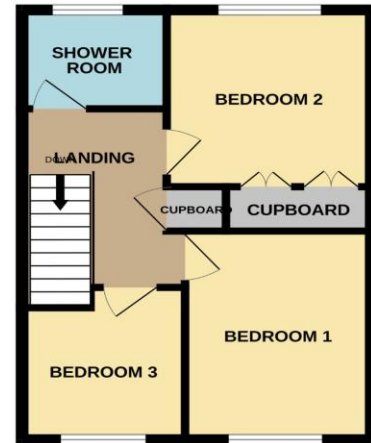
Agents Notes

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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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it must be


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