

Buy. Sell. Rent. Let.



4 Talbot Road, Skegness, PE25 2DH



3



1



2

£220,000

When it comes to
property it must be


lovelle



£220,000

 3
  1
  2

Key Features

- Three Good Size Bedrooms
- Beautifully Presented Detached Period House
- Driveway and Garage
- Lounge and Dining Room
- Breakfast Kitchen
- Good Size Enclosed Rear Garden
- EPC rating D
- Tenure: Freehold





Beautifully presented, three bedroom detached period house with DRIVEWAY & GARAGE! Great location, close to primary and secondary schools as well as the town centre and the golden sandy beach is less than a mile from the property! The lovely accommodation comprises; hallway with handy under stairs storage cupboard, lounge with bay window and multi fuel fire, dining room, breakfast kitchen, two double bedrooms, third good size single bedroom, bathroom and separate wc with gas central heating and majority UPVC double glazing. Pretty period features including a leaded and stained glass window on the landing, fitted cabinet in chimney recess, multi fuel burner and high ceilings. Nice size plot with well maintained front and rear gardens plus driveway and good size detached garage.

Hall

3.01m x 2.74m (9'11" x 9'0")

Entered via side entrance door, understairs cupboard, stairs to the first floor, radiator, doors to;

Lounge

3.33m x 4.15m (10'11" x 13'7")

(measurement into bay). With UPVC bay window to the front aspect, multi fuel burner, radiator.

Kitchen

3.01m x 3.6m (9'11" x 11'10")

With UPVC window to the side aspect, UPVC door to the rear, radiator, breakfast bar, free standing gas cooker, fitted with range of base and wall cupboards with worktops over, stainless steel sink, space for washing machine and fridge freezer, larder cupboard, Glow worm central heating boiler, door to;

Dining Room

3.33m x 3.18m (10'11" x 10'5")

With UPVC window to the rear aspect, radiator, modern gas 'pebble floating' fire, fitted cabinet in chimney recess.

Landing

With loft access, secondary glazed, leaded and stained glass window to the front aspect, cupboard housing hot water tank, doors to;

Bedroom One

3.23m x 3.35m (10'7" x 11'0")

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.33m x 3.35m (10'11" x 11'0")

With UPVC window to the front aspect, radiator.

Bedroom Three

2.02m x 3.04m (6'7" x 10'0")

With UPVC window to the rear aspect, radiator.

WC

With UPVC window to the side aspect, low level WC.

Bathroom

2.02m x 1.52m (6'7" x 5'0")

With UPVC window to the side aspect, radiator, pedestal wash hand basin, panelled bath with shower over, tiled walls.

Outside

To the front the garden is laid to lawn, with hedging and plants. Concrete driveway to the side of the house leads to the detached garage. Gated access opens to the rear garden which is laid to patio and lawn with shrub borders and enclosed by fencing.

Garage

5.56m x 3.11m (18'2" x 10'2")

With up and over door, personnel door, power and light.

NB

All carpets, floor coverings, curtains and blinds are included in the sale.

Services

The property has mains gas central heating, 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

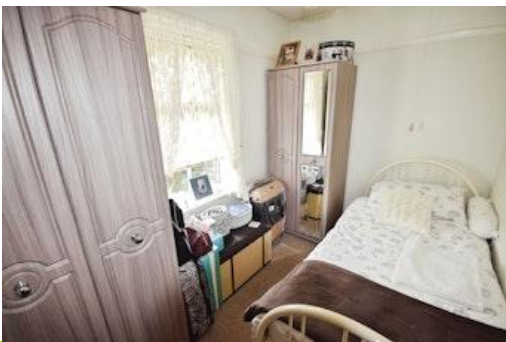
Within half a mile of the town centre and close to primary and secondary schools.

Directions

From our office on Roman Bank proceed north and turn left onto Grosvenor Road. Take the the third turning on the right and the property will be found toward the end of the road on the right hand side marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM land Registry data @ Crown copy=right and database right 2021. This data is licenced under the Open Government Licence v3. 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, dam and timber expert



Material Information Data

Council tax band:
Tenure:
Property type:
Property construction:
Energy Performance rating:
Electricity supply:
Solar Panels:
Other electricity sources:
Water supply:
Sewerage:
Heating:
Heating features:
Broadband:
Mobile coverage:
Parking:
Building safety issues:
Restrictions – Listed Building:
Restrictions – Conservation Area:
Restrictions – Tree Preservation Orders:
Public right of way:
Long-term area flood risk:
Historical flooding:
Flood defences:
Coastal erosion risk:
Planning permission issues:
Accessibility and adaptations:
Coal mining area:
Non-coal mining area:
Loft access:

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

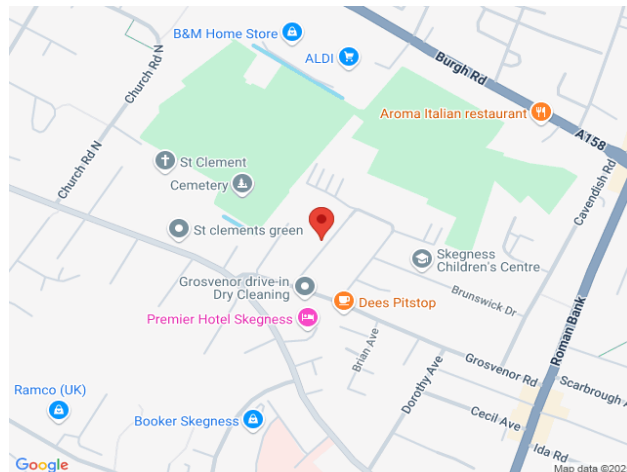
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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



1ST FLOOR



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


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