

Buy. Sell. Rent. Let.



16 Revesby Drive, Skegness, PE25 2HT



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£230,000

When it comes to
property it must be


lovelle



£230,000



Key Features

- NO ONWARD CHAIN
- Three Bedrooms
- Off Road Parking
- Kitchen
- Dining Room/Bedroom Three
- EPC rating TBC
- Tenure: Freehold





Extended, detached bungalow for sale with no onward chain, in popular, pleasant area within a mile of the town centre! The accommodation comprises entrance hallway, kitchen, lounge, bathroom, box/storage room, two double bedrooms, one with French doors opening to the rear garden and further hobbies room/potential third double bedroom. Outside the property has front and rear gardens, blocked paved driveway, gas central heating and uPVC windows.

Entrance Hall -

With airing cupboard and doors off to;

Kitchen

3m x 2.72m (9'10" x 8'11")

With UPVC window to the front aspect, fitted base and wall cupboards, inset stainless steel sink, integrated dishwasher, integrated breakfast bar, space and plumbing for washing machine, space and point for fridge freezer, space for free standing gas cooker, extractor fan over, recessed spotlights.

Lounge

5.12m x 3.33m (16'10" x 10'11")

With UPVC window to the front aspect, radiator, gas fire with tiled hearth, coving.

Bathroom

1.93m x 1.64m (6'4" x 5'5")

With UPVC window to the side aspect, panelled bath with mixer tap/shower attachment, pedestal wash hand basin, low level WC, tiled walls, extractor fan, spotlights, radiator.

Bedroom Three/Dining Room

3.34m x 2.51m (11'0" x 8'2")

With radiator, power points and coving.

Box Room

1.69m x 1.68m (5'6" x 5'6")

With radiator and fitted shelving.

Bedroom One

4.99m x 2.81m (16'5" x 9'2")

With UPVC French doors to the rear aspect, radiator, power points and coving.

Bedroom Two

3.22m x 3.11m (10'7" x 10'2")

With UPVC window to the rear aspect, radiator, coving, wall lights and power points.

Outside

To the front of the property is a garden laid to lawn. To the side is a block paved driveway. To the rear of the property is a garden laid to patio and enclosed by fencing. Please note the shed is available by separate negotiation.

Services

The property has mains gas, mains water, sewerage and electricity. The boiler has been replaced 2018. 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

Popular location in quiet residential area within a mile of the town centre, new shopping centre on Burgh Road, various pubs and the out of town shopping estate, bus services run along Queens Road making this a very convenient location.

Directions

From our office on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Proceed along and turn left, just before The Highwayman Pub onto Queens Road. Take the first right onto Dutton Avenue and the first left leads to Revesby Drive where the property can be found 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 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/MYWQFBYaQ8J1AnZpqQg6Ne/view#property>

Material Information Data

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: TBC

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

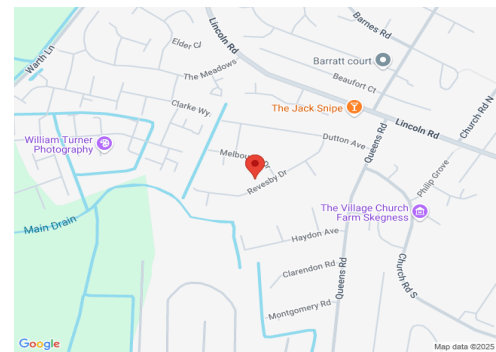
Parking: Off Street and Driveway

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
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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.

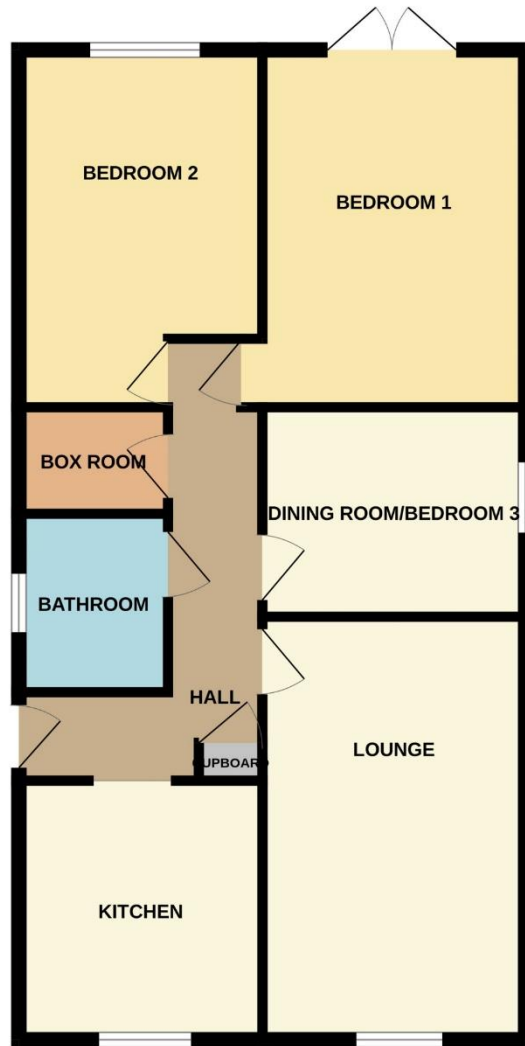
Energy Performance Certificate

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



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


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