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Waterworks House, Burgh Road, Skegness, PE25 2RW



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Offers in excess of £295,000

When it comes to
property it must be


lovelle



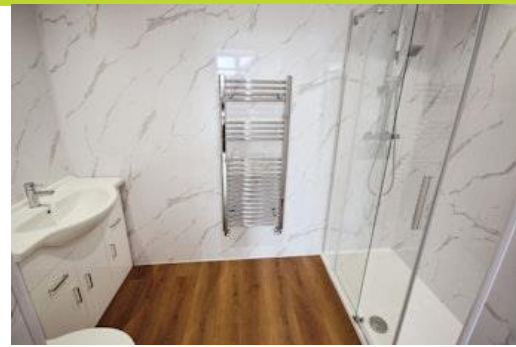
Offers in excess of £295,000



Key Features

- Immaculately Renovated Detached Period Property
- NO ONWARD CHAIN
- Large Off-Road Car Parking Area - Space for Numerous & Larger Vehicles
- Four Bedrooms
- Kitchen-Diner & Utility
- Gardens All Around the Property
- EPC rating C
- Tenure: Freehold





RENOVATED DETACHED HOME! CLOSE TO SCHOOLS & AMENITIES! Fantastic, modernised home which offers flexible living accommodation, which could suit many different family requirements. There is a handy entrance porch ideal for muddy feet or paws, hallway with large storage 'nook', lounge, beautiful kitchen-diner with French doors opening to the rear garden, utility cupboard, downstairs bedroom with stylish en-suite, ideal if you need downstairs living for guests/multi-generational accommodation/office/studio/playroom. Upstairs there are three double bedrooms and a modern family bathroom. The home has been re-decorated throughout in modern, neutral shades, all new flooring and carpets, new plumbing and combi boiler for the gas central heating, new UPVC windows and doors, new bathrooms and kitchen, re-wired and new consumer unit. The plot is a good size and extends all around the house and has been cleared and is laid mainly to hard core and offers a blank canvas for the new owner's to create the style of garden they desire and a large off road car parking area, ideal for multiple cars or larger vehicles/caravans/motorhomes etc. There is also a useful outside WC (also renovated with plastered walls and radiator) and a useful store room ideal as a workshop or outside store or in the agent's opinion offers potential for further development of the property, as it is behind the downstairs bedroom and en-suite, it could be converted into a kitchen off and therefore offer annexe accommodation (subject to the necessary consents and planning). Convenient location for many amenities as the property is within a mile of the town centre and the beach! Also within a few hundred metres of the shopping centre on Burgh Road, the Doctors, pubs, primary and secondary schools, post office and bus services.

Entrance Porch

UPVC front door opens to UPVC entrance porch which leads into the;

Hallway

With stairs leading to the first floor, spotlights, laminate flooring, arched doorway to useful understairs/storage area with radiator and laminate flooring, doors to downstairs bedroom and;

Lounge

3.61m x 3.99m (11'10" x 13'1")

Has UPVC window to the front aspect, radiator, laminate flooring, door to;

Kitchen-Diner

5m x 2.62m (16'5" x 8'7")

Comprising of modern and contemporary wall, base and drawer units with worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven, integrated gas hob and stainless steel extractor hood over, integrated recycling bins, space for fridge-freezer, space for eye-level microwave/air fryer, space for dishwasher, UPVC windows to both aspects, laminate flooring, dining space with French Doors leading out to the rear.

Utility Cupboard

1.16m x 0.8m (3'10" x 2'7")

Has space and plumbing for a washing machine and tumble dryer and houses a brand new combi boiler, laminate flooring, spotlights.

Ground Floor, Bedroom One

3.89m x 3.89m (12'10" x 12'10")

(maximum dimensions). With UPVC bay window to the front aspect, laminate flooring, radiator, spotlights and door to:

En-suite Shower Room

2.68m x 1.39m (8'10" x 4'7")

Has a double shower enclosure, with waterfall head and directional head for the mains fed shower, back to wall WC, wash hand inset to vanity unit, waterproof boarding to the walls, laminate flooring, spotlights, extractor fan, ladder style radiator.

Landing

With UPVC window to the rear aspect, spot lights, carpeted, doors to;

Bedroom Two

3.94m x 3.33m (12'11" x 10'11")

Has a UPVC window to the front aspect, radiator, spotlights, carpeted.

Bedroom Three

3.91m x 3.3m (12'10" x 10'10")

With UPVC window to the front aspect, spotlights, radiator, carpeted.

Bedroom Four

3.93m x 3.09m (12'11" x 10'1")

(maximum dimensions). With UPVC window to the rear aspect, radiator, spotlights, carpeted.

Bathroom

2.6m x 1.66m (8'6" x 5'5")

With modern bathroom comprising of a bath with mixer tap/shower attachment over, hand wash basin inset to vanity unit, back to wall WC, waterproof boarding to walls, laminate flooring, spotlights, extractor fan, ladder style radiator and a UPVC opaque window.

Outside

Externally the property benefits from ample off street parking extending down the side of the property. There is room for numerous cars including larger vehicles if required. The front, side and rear is mainly low maintenance hard core. There is also an outside WC and store.

Outside WC

In the agent's opinion a useful room, ideal if you are working in the garden or entertaining. The room is accessed via UPVC door from the rear garden and is plastered with radiator, low level wc and wash hand basin.

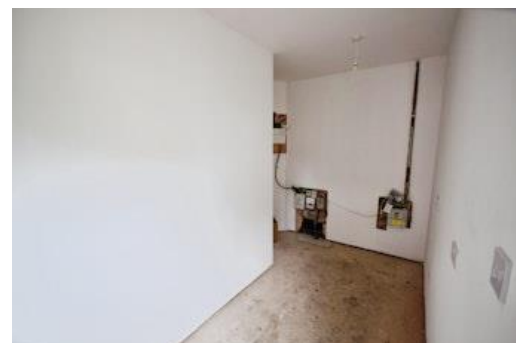
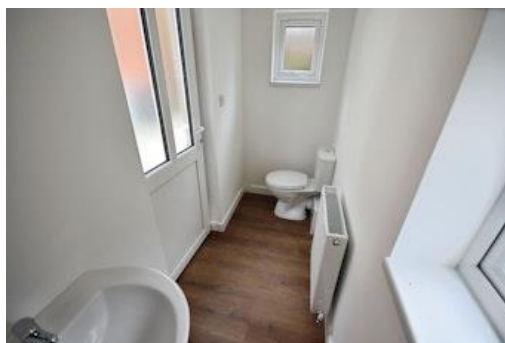
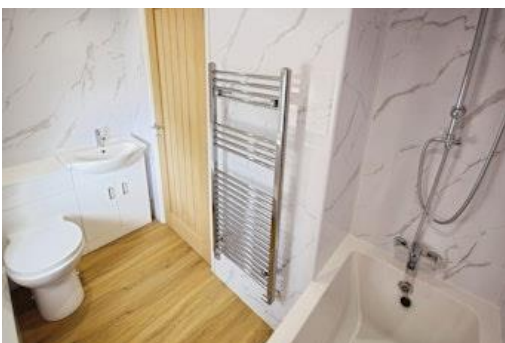
Outside Storeroom

3.89m x 1.95m (12'10" x 6'5")

Again a useful addition, accessed via UPVC door from the rear garden with plastered walls and housing the consumer unit with power and light.

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

Convenient location for many amenities as the property is within a mile of the town centre and the beach! Also within a few hundred metres of the shopping centre on Burgh Road, the Doctors, schools pubs, post office and bus services.

Directions

From our office on Roman Bank proceed to The Ship traffic lights. Turn left onto Burgh Road, go past the petrol station and the property can be found shortly after 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/sale/9sL1wMn7Ei72PNsnGKqDkJ/view>

Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Private, and Gated
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.lovelle.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

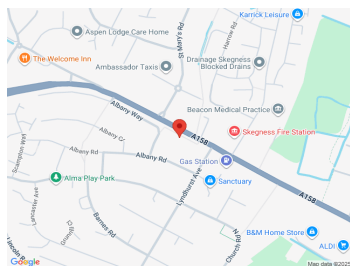
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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