

Buy. Sell. Rent. Let.



12 Martin Way, Skegness, PE25 1EN



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£235,000

When it comes to  
property it must be

  
**lovelle**



£235,000



#### Key Features

- NO ONWARD CHAIN
- Detached Bungalow
- Drive and Garage
- Three Reception Rooms
- Utility Room
- Study/Bedroom Three
- EPC rating D
- Tenure: Freehold







**NO ONWARD CHAIN!** An attractive detached three bedroom bungalow, perfectly positioned on the outskirts of Winthorpe. Set within the quite cul-de-sac of Martin Way this property enjoys a peaceful setting just minutes from the sandy beaches, golf course and the wide range of amenities in Skegness. Offering spacious and versatile living accommodation the home includes a welcome reception hallway and generous lounge, separate dining room and bright conservatory overlooking the garden. Additional features includes UPVC windows, gas fired central heating and a private rear garden, with driveway and garage.

### Entrance Porch

With carpeted flooring, single glazed door to;

### Hallway

With carpeted flooring, double built in storage cupboard.

### Kitchen

4.7m x 2.97m (15'5" x 9'8")

Fitted with a range of wall and base units, tiled splashbacks, stainless steel sink with mixer tap, range cooker with gas hob with extractor hood over, integrated dishwasher, tiled flooring, serving hatch to the dining room, pantry cupboard, single glazed door to the garage and window to the front aspect.

### Lounge

4.78m x 3.84m (15'8" x 12'7")

With carpeted flooring, gas fire with stone style surround, bay window to the front aspect, further window to the side aspect.

### Dining Room

3.68m x 2.01m (12'1" x 6'7")

With carpeted flooring, patio doors leading to the conservatory.

### Conservatory

3.3m x 2.62m (10'10" x 8'7")

With carpeted flooring, UPVC door to the side patio area, windows to the rear and side aspects.

### Bedroom One

4.24m x 3.68m (13'11" x 12'1")

With carpeted flooring, double built in wardrobe, window to the rear aspect.

### Bedroom Two

3.33m x 2.92m (10'11" x 9'7")

With carpeted flooring, window to the front aspect.

### Bedroom Three/Study

2.59m x 2.16m (8'6" x 7'1")

With carpeted flooring, window to the rear aspect.

## Bathroom

2.69m x 1.96m (8'10" x 6'5")

With tiled walk in shower area having a direct feed and electric shower over, WC, hand basin, range of cupboards, fully tiled walls, tiled flooring, airing cupboard, heated towel rail, window to the rear aspect.

## Utility Room

3m x 1.55m (9'10" x 5'1")

Fitted with a range of wall and base units, stainless steel sink with mixer tap, space and plumbing for washing machine, tiled splashback, wall mounted boiler, UPVC door and window to the rear aspect.

## Garage

5.11m x 3m (16'10" x 9'10")

With electric roller shutter style door, power and light, timber internal door leading to the utility area, window to the side aspect.

## Garden

The garden is mainly laid to lawn with borders of mature shrubs and trees, slabbed patio areas, paved path, raised flower beds, timber shed, summer house and greenhouse.

## 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

Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

## Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights. Take the next turn on the left onto Church Lane, follow the road along until you find Martin Way on the right. The property will be found on the right hand side marked by our for sale board.

## Material Information

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: C  
Tenure: Freehold  
Property type: Bungalow  
Property construction: Standard construction  
Energy Performance rating: D  
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 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: Driveway and Garage  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: Owner unable to answer  
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

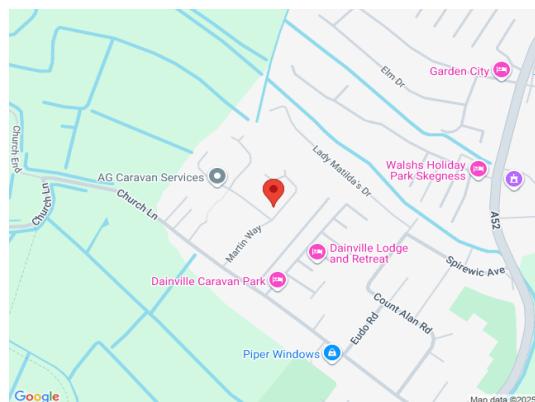
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

## 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 a guide 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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