

Buy. Sell. Rent. Let.



12 St Frances, Skegness, PE25 2LY



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£225,000

When it comes to  
property it must be

  
lovelle





£225,000

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#### Key Features

- Detached Bungalow
- Two Double Bedrooms
- Kitchen/Diner
- Lounge
- Good Size Rear Garden
- Conservatory/Garden Room
- EPC rating D
- Tenure: Freehold









Great size bungalow in pleasant, quiet cul-de-sac! With a large, low maintenance frontage and long, pressed concrete driveway leading to a single garage, the property also enjoys a good size rear garden. There is a UPVC conservatory/garden room which offers a great place to enjoy the view of your rear garden! The bungalow offers accommodation comprising; porch, hallway with handy cloaks cupboard, two good size, double bedrooms, spacious family bathroom, lounge, kitchen-diner with gas central heating and UPVC double glazing. Located in a quiet, cul-de-sac in a convenient and popular area. There are bus services, shops, doctors, pubs/restaurants all within 1/2 a mile!

### Porch

Entered via a UPVC door, door to;

### Hall

With radiator, loft access, cloaks cupboard, doors to;

### Bathroom

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, panelled bath with electric shower over, radiator.

### Bedroom One

5.16m x 3.46m (16'11" x 11'5")

With two UPVC windows to the rear aspect, radiator.

### Bedroom Two

3.47m x 3.18m (11'5" x 10'5")

With UPVC window to the front aspect, radiator.

### Lounge

5.58m x 3.95m (18'4" x 13'0")

With UPVC window to the front aspect, two radiators, open fire with tiled hearth.

### Kitchen/diner

3.78m x 3.18m (12'5" x 10'5")

With UPVC windows to the side and rear aspects, UPVC door to the rear, cupboard housing combi boiler, freestanding gas oven, space for washing machine, space for under unit fridge, ladder cupboard, tiled floor, radiator.

### Conservatory

2.5m x 2.5m (8'2" x 8'2")

Of UPVC construction. Accessed from the rear garden via French doors.

### Outside

The front garden is open plan and laid to low maintenance shaped patio and gravel. To the side is a long, pressed concrete drive leading to the garage. Wrought iron gates to both sides of the property lead to the rear garden, laid to lawns, patio, bedded borders, with coal bunker and seated arbour, enclosed by fencing.

## Services

The property has gas central heating, mains 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

Located in a popular, quiet residential area but also very handy for amenities with a bus stop around the corner, Post Office and Spar convenience store and within half a mile of the doctors, supermarkets and pubs.

## Directions

From our office on Roman Bank proceed north (A52) and at The Ship traffic lights turn left onto Burgh Road (A158). Go past the petrol station and past the Spar shop and take the next right onto St Marys. Take the second left onto St Margaret's and then left into St Frances.

## 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/4Q5iz49AYgLoowu5Ytuqx5/view>

## 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: Open fire and Double glazing

Broadband: FTTP (Fibre to the Premises)

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

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: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

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

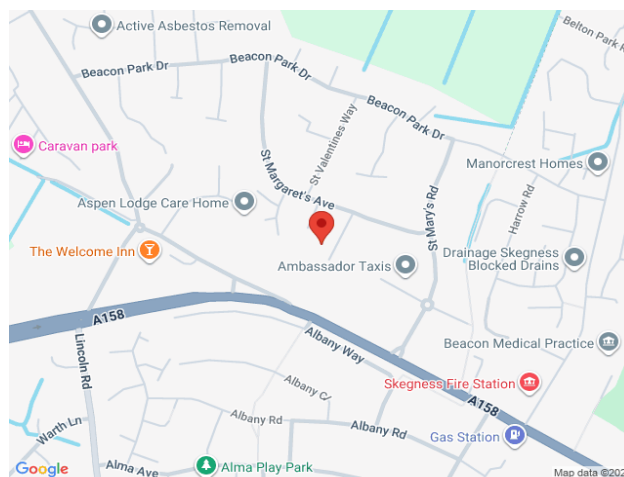
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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