

Buy. Sell. Rent. Let.



12 Portland Drive, Skegness, PE25 1HF



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£239,950

When it comes to
property it must be


lovelle



£239,950



Key Features

- Well Presented and Modernised
- Enclosed Rear Garden
- Popular Beacon Park Location
- Two Double Bedrooms and One Single Room
- Driveway Parking for Several Cars and Garage
- Gas Central Heating & UPVC Double Glazing
- EPC rating D
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Well presented MODERNISED bungalow located on the very popular Beacon Park. The accommodation comprises; lounge, kitchen-diner, bathroom, two double bedrooms, and third single bedroom with gas central heating and UPVC double glazing. The property has beautiful Karndean flooring throughout, glossy modern kitchen, superb bathroom, fashionable media wall in the lounge, as well as driveway for several cars, single garage and enclosed rear garden that is not over looked. Very handy position, on a bus route and within 1/4 mile of Tesos express. Also witing 1/2 mile of further shops, supermarkets, pubs/restaurants, doctors and post office.

Hall

Entered via a side UPVC door with radiator, Karndean flooring, consumer unit (re-fitted 2021) cupboard housing hot water tank, loft access, doors to;

Bathroom

1.96m x 1.64m (6'5" x 5'5")

With UPVC window to the side aspect, Karndean flooring, ladder style radiator, low level WC, pedestal wash hand basin, panel bath with shower over and shower screen, tiled walls, extractor fan.

Bedroom One

3.57m x 2.79m (11'8" x 9'2")

With UPVC window to the front aspect, Karndean flooring, radiator.

Bedroom Two

3.22m x 2.79m (10'7" x 9'2")

With UPVC window to the rear aspect, Karndean flooring, radiator.

Bedroom Three

2.62m x 1.95m (8'7" x 6'5")

With UPVC window to the side aspect, radiator, Karndean flooring.

Lounge

4.73m x 3.32m (15'6" x 10'11")

With UPVC bow window to the front aspect, Karndean flooring, media wall with inset shelving, feature lighting, electric fire and recess for TV, radiator.

Kitchen-Diner

3.6m x 3.22m (11'10" x 10'7")

With UPVC window and door to the rear aspect, Karndean flooring, radiator, fitted with range of base and wall cupboards with worktops over, inset electric hob with extractor over, integrated halogen double oven, central heating boiler, space for washing machine, space for fridge freezer.

Outside

The front garden is laid to artificial grass. Concrete drive leads down the side of the property to a detached single garage. Gated access opens to the rear garden which is laid to lawn, artificial grass, decking and gravelled borders and enclosed by fencing.

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

Located on the popular Beacon Park estate with regular bus services and within a mile of the doctors, pubs/restaurants, shops/supermarkets on Burgh Road and the beach is 1.5miles from the property.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Turn right opposite the Petrol station onto Churchill Avenue. Take the first left onto Beacon Park Drive. Take the last turning on the right into Portland Drive and the property is on the right hand side.

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/AomEhEG9rjTLyRuYtJeFpj/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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and On Street

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: No

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.

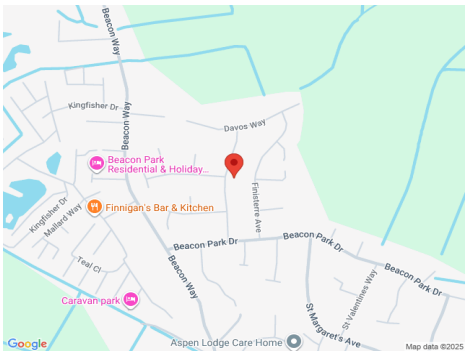
Agents Notes

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.

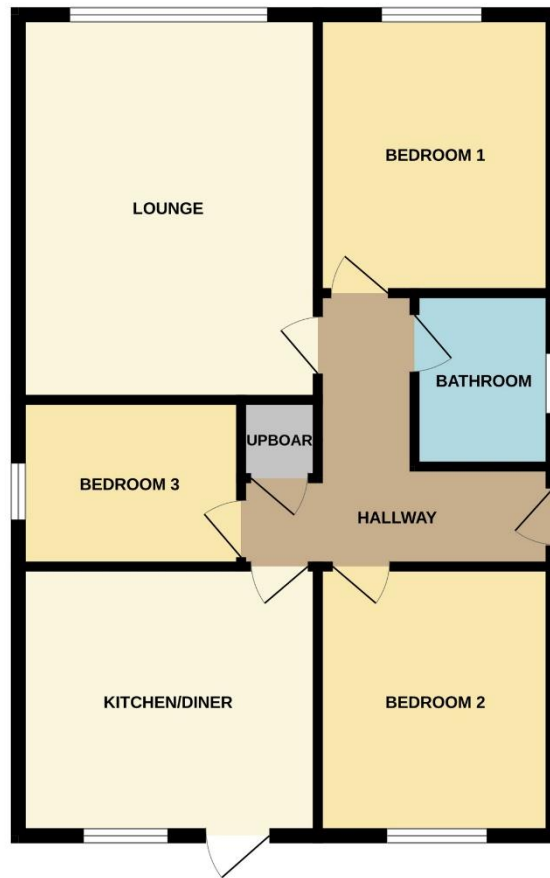
Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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