

Buy. Sell. Rent. Let.



5 Swaby Crescent, Skegness, PE25 2HG



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£180,000

When it comes to
property it must be


lovelle



£180,000

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Key Features

- NO ONWARD CHAIN
- Block Paved Driveway and Single Garage
- Convenient Location for Skegness town Centre and Beaches
- Quite Cul De Sac Position
- Modern Fitted Shower Room
- Lounge-Diner
- EPC rating D
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Lovely Cul-De-Sac location within half a mile of supermarkets, train station and town centre! The accommodation comprises; hallway, kitchen, lounge-diner, shower room, two bedrooms and conservatory with gas central heating and UPVC double glazing, driveway and garage and front and rear gardens.

Entrance Hall

Accessed via a UPVC double glazed door to the side of the property. The hallway gives access to all accommodation with loft hatch, radiator and cupboard houses the central heating combi boiler.

Lounge-Diner

4.9m x 3.35m (16'1" x 11'0")

With two radiators, television point, UPVC double glazed window to the front aspect and UPVC window to the side aspect allowing an abundance of natural light with a marble hearth and surround with electric log burner style fire.

Kitchen

3.02m x 2.69m (9'11" x 8'10")

Fitted with a range of wall, base and drawer units with Hotpoint washing machine, freestanding electric & gas cooker with extractor over, stainless steel sink, Logic fridge, UPVC double glazed window to the front aspect, radiator, pantry cupboard (also housing consumer unit) and serving hatch to lounge.

Bedroom One

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

Radiator and UPVC double glazed window to the rear elevation.

Bedroom Two

2.07m x 2.72m (6'10" x 8'11")

With radiator and UPVC double glazed sliding door giving access to the;

Conservatory

2.89m x 2.62m (9'6" x 8'7")

Of brick and UPVC construction, fitted blinds, French doors to rear garden.

Shower Room

1.96m x 1.68m (6'5" x 5'6")

This partly tiled modern shower room comprises of a WC, wash hand basin/vanity unit with cupboard space, shower cubicle with electric shower, radiator and an opaque double glazed window to the side elevation.

Outside Front

Having a low maintenance gravel front garden with paved block paved drive running down the side of the property giving access to the garage and gated access off to the rear garden.

Outside Rear

This low maintenance rear garden consists of areas of rubber crumb patio and pathways, gravel area and lawn, enclosed by fencing.

Single Garage

Of concrete sectional construction benefitting from power an light and an electric remote controlled vehicular door.

NB

All light fittings, blinds, curtains, floor coverings are included in the sale. Most furniture and chattels can also be included to be negotiated at point of sale.

Services

The property has gas central heating, mains water, drains 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

Close to town with all its amenities with the shops, beach and supermarkets all within a mile!

Directions

From our office on Roman Bank follow the one way system and take the exit onto Lincoln Road, continue along this road and take a left hand turn onto Queens Road and then left again onto Church Road South. Follow the road and the turning for Swaby Close is on the right hand side where the property will be found on the left 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/4Jz9hznfWG9fhZQq158gyE/view>

Material Information Data

Council Tax band: B
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 - Good
Parking: Garage, Driveway, Gated, and Private
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: Lateral living
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

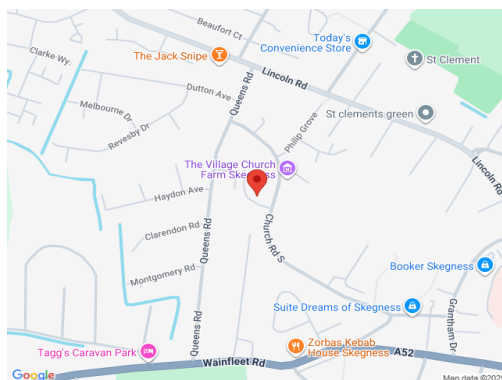
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

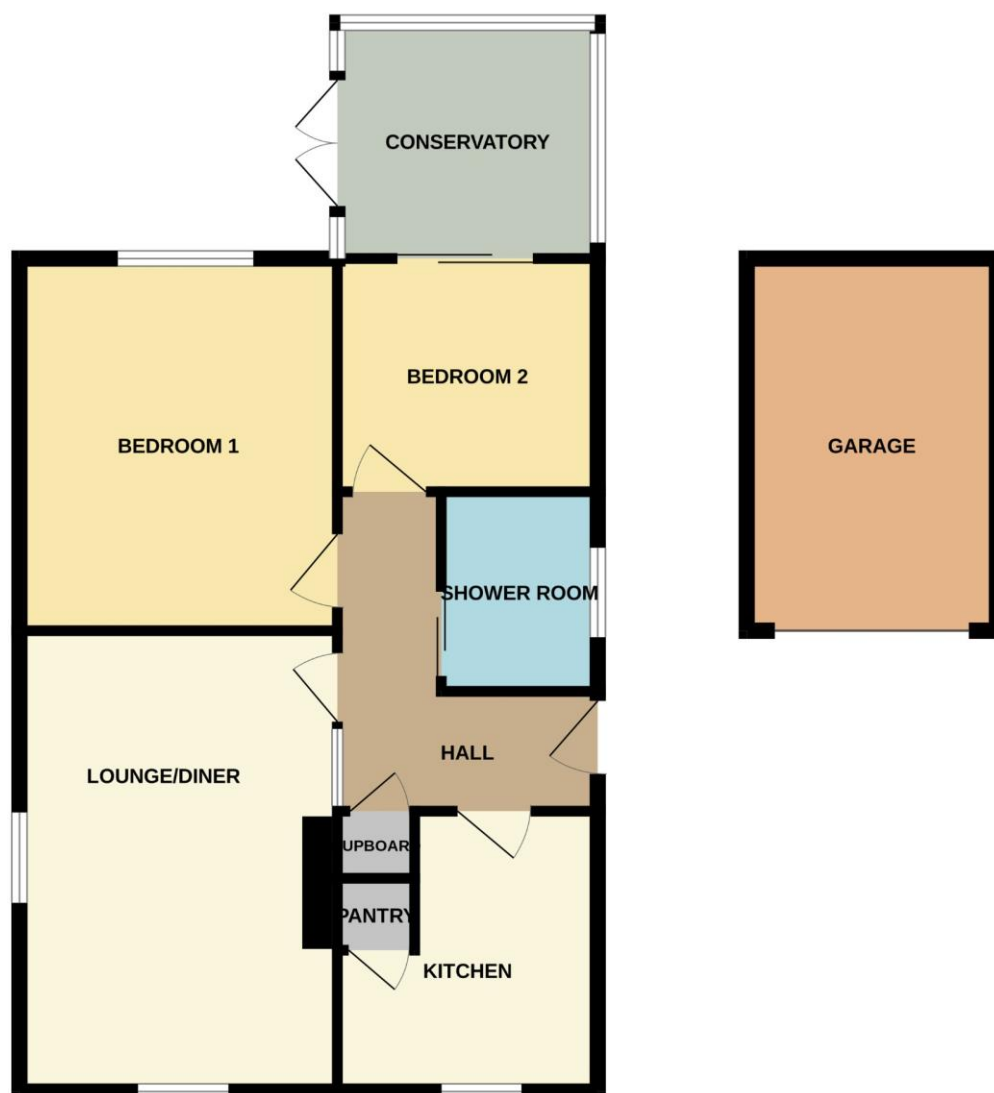
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.

Anti Money Laundering Regulations

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.



GROUND FLOOR



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


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