

Buy. Sell. Rent. Let.



40 Hoylake Drive, Skegness, PE25 1AE



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1



2

£295,000

When it comes to
property it must be


lovelle



£295,000

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  2

Key Features

- NO ONWARD CHAIN
- Great Location Close to the North Shore Golf Course & Sandy Beach
- Versatile & Spacious Dormer Style Bungalow
- Three Double Bedrooms to the Ground Floor
- Two Further Bedrooms & Games Room to First Floor
- Good Size Lounge and Large Kitchen-Diner
- EPC rating D
- Tenure: Freehold





WOW! Fabulous property DECEPTIVELY SPACIOUS and CLOSE TO THE BEACH! This lovely home offers a popular location and versatile accommodation comprising; porch, spacious hallway, large kitchen-diner, large lounge, bathroom and separate wc, three double bedrooms and to the first floor a generous games/hobbies room with two further bedrooms off. In the agent's opinion the first floor offers flexible living space, it could be a games/hobbies room and two bedrooms off or the three rooms to the first floor offer great potential as a suite of a dressing room, ensuite and bedroom. Equally ideal if you work from home or have a large family. With gas central heating and double glazing. There is off road parking to the front and the rear offering excellent opportunities for parking numerous vehicles including large campervans, caravans etc. Enclosed low maintenance, private gardens offer a great space to relax. Lovely location within 1/2 a mile of the beach and North Shore golf club! Also handy for the Co-op and other local shops on Roman Bank and the town just over half a mile away and primary and secondary schools within a mile of the property!

Hall

5.61m x 1.55m (18'5" x 5'1")

(measurements to main area). Entered via porch with radiator, built-in cupboard under the stairs, stairs to the first floor, doors to;

Lounge

5.49m x 4.29m (18'0" x 14'1")

With UPVC window to the front aspect, radiator, TV aerial lead, telephone point, fireplace surround.

Kitchen-Diner

6.17m x 3.48m (20'2" x 11'5")

Fitted with base and wall units, roll edge worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, freestanding cooker with cooker hood over, concealed gas central heating boiler, space for washing machine, space for fridge, radiator, UPVC window to the rear aspect, UPVC double glazed door to the rear garden.

Bedroom One

4.78m x 3.66m (15'8" x 12'0")

With UPVC window to the front aspect, radiator, fitted cupboard.

Bedroom Two

3.96m x 3.35m (13'0" x 11'0")

With UPVC window to the rear aspect, wash hand basin set into vanity unit, radiator.

Bedroom Three

3.96m x 2.69m (13'0" x 8'10")

With UPVC window to the rear aspect, radiator.

WC

With UPVC opaque window, low level wc.

Bathroom

2.72m x 1.83m (8'11" x 6'0")

Fitted with bath and separate shower enclosure, wash hand basin, chrome vertical ladder style radiator, half tiled walls, opaque UPVC window, shaver point, downlights.

Games Room

5.97m x 3.2m (19'7" x 10'6")

(minimum dimensions). In the agents opinion the first floor offers a versatile space, it could be a games/hobbies room and two bedrooms off or the three rooms to the first floor offer great potential as a suite of a dressing room, ensuite and bedroom. Equally ideal if you work from home or have a large family. With three Velux double glazed windows (including one that fully opens so fire regulation compliant), radiator, TV point, ample power points, access to eaves storage, doors to;

Bedroom Four

4.22m x 3.15m (13'10" x 10'4")

With radiator, access to eaves roof space, TV point, Velux double glazed window.

Bedroom Five

4.22m x 1.78m (13'10" x 5'10")

With radiator, Velux double glazed skylight. In the agents opinion could make a great en-suite/shower room.

Outside

To the front of the property is a dwarf walled frontage with block paved driveway and bedded borders. To the side is a driveway which leads to the rear where there is a further block paved driveway (approx 23' x 12'). Please note the driveway belongs to number 40 and is responsible for the maintenance but the two bungalows to the rear have right of way over the driveway. There is gated access from the rear driveway opening to the rear garden which is laid to a low maintenance style of paving and decking with bedded raised beds. There is a storage shed and handy covered porch over the back door. Due to off road parking in the front and to the rear this offers excellent opportunities for parking numerous vehicles including large campervans, caravans etc.

Shed

3.66m x 1.83m (12'0" x 6'0")

With glazed door, power and light.

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

Great position within a few hundred metres of the beach and North Shore golf club! Also handy for the Co-op and other shops on Roman Bank and the town only half a mile away and primary and secondary schools within a mile of the property!

Directions

From our office on Roman bank proceed north and continue straight on at The Ship traffic lights, go past the petrol station turn right onto Sea View Road then take the left onto Hoylake Drive and the property can be found on the right hand side.





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:

Water supply: Mains water supply

Sewerage: Mains

Heating: .Gas

Heating features: No

Broadband: No

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

Parking:

Building safety issues: Not known

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: No

Public right of way: Right of way over drive for 1 and 2 Hoylake Gardens

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: None

Accessibility and adaptations: No

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

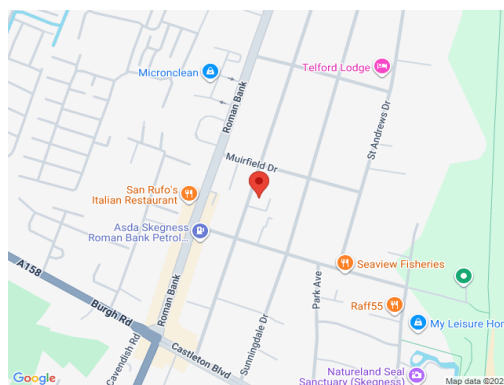
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

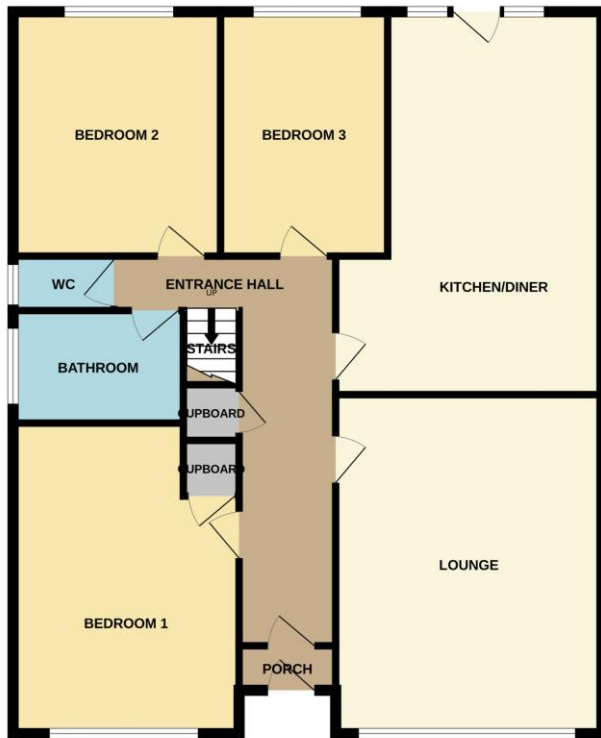
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not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



1ST FLOOR



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


lovelle

01754 769769

skegness@lovelle.co.uk