Buy. Sell. Rent. Let.



7 Dormy Avenue, Skegness, PE25 1RG

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Offers in Excess £200,000

When it comes to property it must be lovelle







Offers in Excess £200,000

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Key Features

- No Onward Chain
- Immaculate, Modernised Throughout
- Two Double Bedrooms with Bay Windows
- Good Size Rear Garden, New Fencing
- Large Gravelled Drive
- Fabulous Shower Room
- EPC rating D
- Tenure: Freehold



















Wow, gorgeous bungalow CLOSE TO THE BEACH, available with NO ONWARD CHAIN! This stunning property offers immaculate accommodation in an enviable position. There is a bus stop and parade of handy shops around the corner plus pubs/restaurants and take-aways. The big bonus is the miles of golden, sandy beach only 300 metres away! This detached bungalow has been lovingly renovated offering beautiful accommodation comprising; tiled entrance hall, newly fitted shower room with attractive marble tiled walls, two double bedrooms both with the lovely feature of bay windows to allow lots of light, large open plan living-kitchen-diner with bi folding doors opening to the south facing rear garden, again offering lots of light and ideal for entertaining. The kitchen area is well designed, newly fitted with modern units. Everywhere has been freshly decorated and had new flooring all in modern, neutral colours and the property has double glazing and gas central heating. Situated on a quiet cul-de-sac with good size plot; large gravelled frontage and wide driveway to the side so there is space to park numerous cars or larger vehicles like caravan/campervan plus newly fenced rear garden with new decked seating area and lawn, shed and veg plot area. Winthorpe is a popular location for people looking for coastal living and benefits from being less than two miles from Skegness town centre.

Entrance Hallway

0.9m x 3.15m (3'0" x 10'4")

Enter the property through the UPVC double glazed door into the tiled hallway servicing all rooms with loft access and doors off to;

Open Plan Kitchen/Lounge/Diner

7.57m x 5.74m (24'10" x 18'10")

Fabulous open plan room providing ample space for cooking, dining and relaxing with two radiators, spotlights and lovely bi-folding doors opening to the rear providing a great space for enjoying the south facing garden. The newly fitted Howden's kitchen comprises; a range of wall, base and tower units with work surfaces over, inset 1 & 1/2 bowl composite sink in open counter overlooking the living space. Integrated Cooke and Lewis ceramic hob with extractor hood fitted above, integrated Neff double oven and grill plus Logik fridge-freezer.

Bedroom One

4.25m x 3.64m (13'11" x 11'11")

Large double bedroom with radiator under the UPVC bay window to the front elevation.

Bedroom Two

3.12m x 2.59m (10'2" x 8'6")

Double bedroom with radiator in the UPVC bay window overlooking the elevation.

Shower Room

2.07m x 1.67m (6'10" x 5'6")

Re-fitted with beautiful suite comprising wash hand basin inset to vanity unit and back to wall WC with heated and lit mirror above. Walk in shower enclosure with mixer shower with directional and rainfall head. Fully tiled floor and walls, ladder style radiator.

Outside

To the front of the property there is a gravelled frontage providing extra parking options alongside the long, wide driveway, ideal for parking numerous and larger vehicles, gated access leads to the rear garden. The rear,

south facing garden has a large, newly fitted decked area with raised planters and long lawn with footpath leading down to a storage shed and a veg plot area. The garden is fully enclosed by new fencing.

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

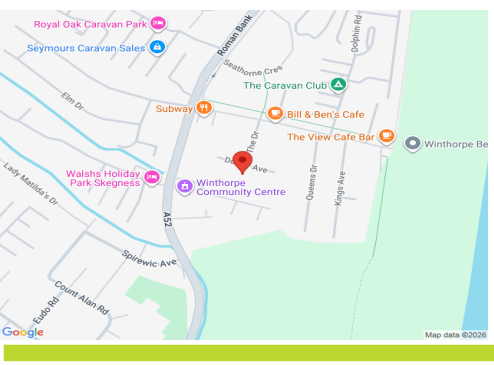
From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights into Winthorpe. Turn right onto Winthorpe Avenue (Spar on corner) and then the first right onto The Drive. At the end of the road turn left and the property can be found on the right hand side.

Material Information Link

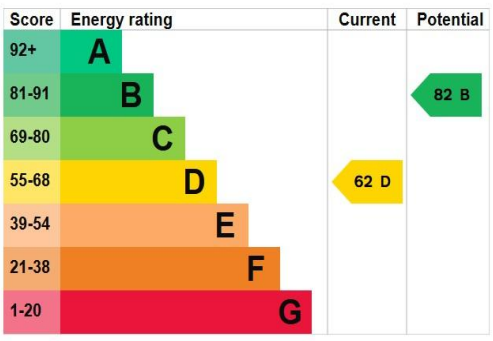
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
https://moverly.com/sale/6n1DU4HRicqGLGK8XgQbpG/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 - OK, Vodafone - Good, Three - Great, EE - Good
Parking: Driveway
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: 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.

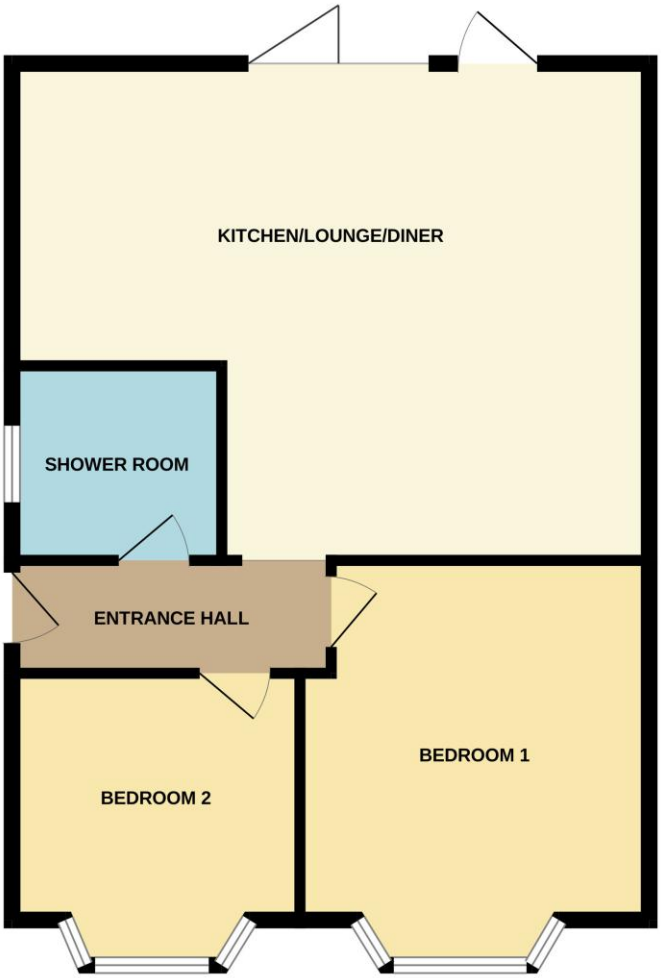
Agents Notes

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 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



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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The Property Ombudsman

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