

Buy. Sell. Rent. Let.



10 Lincoln Green, Skegness, PE25 2PT



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£155,000

When it comes to
property it must be


lovelle



£155,000

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Key Features

- No Onward Chain
- Large Plot
- Good Size Rooms
- Lounge, Dining Room & Kitchen
- Utility Room
- Upstairs Bathroom & Downstairs Shower Room
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great sized, three bedroom semi detached house with LARGE GARDENS! The property has very large side and rear gardens offering scope for families or people looking to develop a garden or room to live the 'good life' and grow their own veg! The house offers spacious accommodation comprising; entrance hallway, lounge, dining room, kitchen, utility room, shower room bathroom and three bedrooms to the first floor with gas central heating and UPVC double glazing. Handy location with convenience store around the corner and primary and secondary schools all within ½ a mile!

Hall

9'9" x 10'11" (3m x 3.3m)

Entered via a UPVC front door with radiator, stairs to first floor, understairs cupboard, UPVC window to the side aspect, doors to;

Lounge

14'0" x 10'11" (4.3m x 3.3m)

With UPVC window to the front aspect, radiator, gas fire, open arch to;

Dining Room

10'11" x 10'5" (3.3m x 3.2m)

With UPVC window to the rear aspect, radiator, open to;

Kitchen

10'11" x 10'0" (3.3m x 3m)

With UPVC window to the side aspect, fitted with range of base and wall cupboards with worktops over, stainless steel sink, central heating boiler, freestanding electric cooker, doors to;

Utility Room

9'9" x 5'2" (3m x 1.6m)

With two UPVC windows, radiator, door to the rear garden, space and plumbing for washing machine, door to;

Shower Room

9'9" x 5'9" (3m x 1.8m)

With UPVC window to the side aspect, radiator, low level WC, pedestal wash hand basin, shower cubicle.

Landing

With UPVC window to the side aspect, loft access (boarded and light), cupboard housing the hot water tank, doors to;

Bathroom

6'10" x 5'5" (2.1m x 1.7m)

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, panelled bath, radiator, tiled walls, extractor fan.

Bedroom One

14'1" x 11'0" (4.3m x 3.4m)

With UPVC window to the rear aspect, radiator.

Bedroom Two

11'8" x 10'11" (3.6m x 3.3m)

With UPVC window to the front aspect, radiator.

Bedroom Three

9'5" x 7'9" (2.9m x 2.4m)

With UPVC window to the front aspect, radiator, cupboard over the stairs.

Outside

The front garden is laid to gravel, with a large, grassed side and rear gardens.

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

Handy location with convenience store around the corner and primary and secondary schools all within ½ a mile! The town centre and railway station are also less than a mile away.

Directions

From our office proceed onto the one way system and take the fifth exit onto Lincoln Road. Continue along and turn right onto Lyndhurst Avenue and Lincoln Green is off to 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.

Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: 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: Stairlift
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

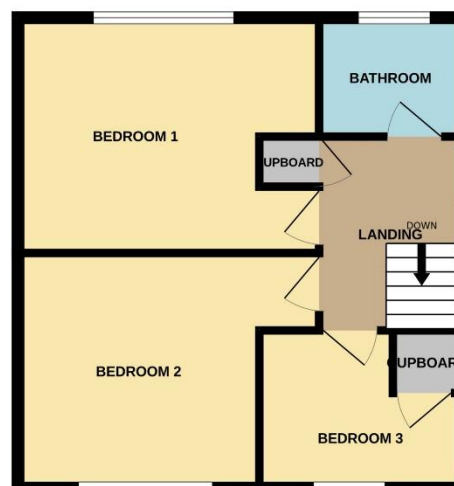
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



1ST FLOOR



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


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