

Buy. Sell. Rent. Let.



The Dawson, Lumley Fields, Skegness, PE25 1GU



5



4



3

£435,000

When it comes to
property it must be


lovelle



£435,000

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- Key Features**
- Detached House
 - Five Bedrooms
 - Kitchen Diner
 - Lounge & Family Room
 - Study/Office
 - Master & Second Bedroom With En-Suites
 - Family Bathroom
 - Double Garage
 - Tenure: Freehold



This beautiful detached house features; entrance hall, Lounge with bay window, under stairs cupboard, study, large kitchen diner and family room off, utility room and downstairs WC! The upstairs comprises of master bedroom with en-suite and dressing room, further ensuite to second bedroom and three other bedrooms and a family bathroom. The property has front and rear gardens with large patio area and fencing, driveway and double integral garage! The property will be fitted to a beautiful modern standard throughout with carpeting and tiling to the kitchen and bathrooms and integrated appliances. *(The 50% discount applies to single property stamp duty and not additional property stamp duty).

Entrance hall

Entered via UPVC door, radiator, stairs to first floor, doors to;

Study/Office

2.21m x 2.78m (7'4" x 9'1")

UPVC bay window to front aspect, radiator.

Lounge

4.49m x 2.29m (14'8" x 7'6")

UPVC bay window to the front aspect, radiator.

Downstairs WC

2.16m x 1m (7'1" x 3'4")

Fitted with low level wc, wash hand basin, radiator.

Kitchen/Diner/Family Room

3.16m x 5.55m (10'5" x 18'2")

UPVC windows and bi-fold doors to rear, sky lights, radiators, spotlights to ceiling, fitted kitchen. This property is available with an upgraded range of kitchen, including a central island and seating area. It will comprise of fitted base and wall units, quartz worktop, inset sink, integrated oven, hob and extractor fan over. It will also include integrated appliances of fridge freezer and dishwasher. Tiled flooring will lead to;

Family Area

Open plan space provided for family seating area to include provision for TV.

Utility Room

1.66m x 2.16m (5'5" x 7'1")

Fitted with base and wall cupboards, standard work surface and inset sink, integrated washing machine/tumble dryer, door to garage.

Landing

Storage cupboards, loft access, doors to;

Master Bedroom

5.64m x 3.47m (18'6" x 11'5")

UPVC French doors to both front and rear aspect, radiators, doors to;

En-Suite

1.98m x 2.77m (6'6" x 9'1")

UPVC window to the rear aspect, spot lights to ceiling, Shower enclosure, low level Wc, wash hand basin, ladder style radiator, tiled floor, door to;

Dressing Room

1.98m x 2.77m (6'6" x 9'1")

UPVC full length window to front aspect, fitted wardrobes, spotlights to ceiling, radiator.

Bedroom Two

4.92m x 2.93m (16'1" x 9'7")

UPVC window to the front aspect, fitted wardrobes, radiator, door to;

En-suite

1.5m x 2.15m (4'11" x 7'1")

UPVC window to the front aspect, Shower enclosure, spotlights to ceiling, low level wc, wash hand basin, ladder style radiator, tiled floor.

Bedroom Three

3.61m x 2.81m (11'10" x 9'2")

UPVC window to the front aspect, radiator.

Bedroom Four

2.88m x 2.81m (9'5" x 9'2")

UPVC window to the rear aspect, radiator.

Bedroom Five

3.09m x 2.67m (10'1" x 8'10")

UPVC window to the rear aspect, radiator.

Family Bathroom

2.43m x 2.42m (8'0" x 7'11")

UPVC window to the rear aspect, spotlights to ceiling, bath, low level wc, wash hand basin, ladder style radiator, tiled floor.

Garage

5.86m x 2.94m (19'2" x 9'7")

Entered via up and over door, personnel door leading to utility of the house.

Outside

The property has garden to the front and rear aspect with driveway leading to garage (power, light). The rear garden will have a large patio area, enclosed by fencing.

NB

The photos shown on this brochure are from other plots/designs and are to for illustrative purposes to give an example of the quality and finish. This property also benefits from upgraded carpets, and tiles to the kitchen, bathroom and ensuites.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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 Lumley Fields development built by Manorcrest Homes. Very popular area benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman bank proceed along Roman Bank to The Ship traffic lights. Turn left onto Burgh Road. Opposite the Esso petrol station turn right onto Churchill Avenue. Continue along until you get to the mini roundabout. Proceed straight across then at the T junction turn left onto Normanby Road and right onto Coleby Grange Avenue where the property will be found on the left hand side.

Viewings

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

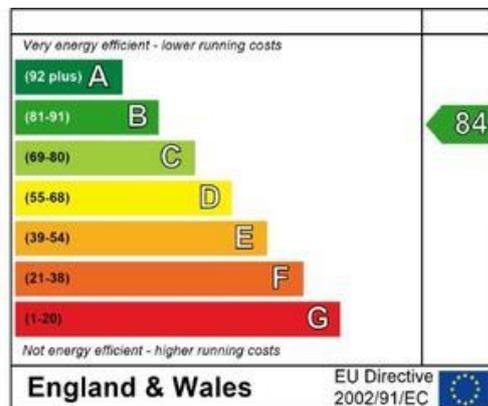
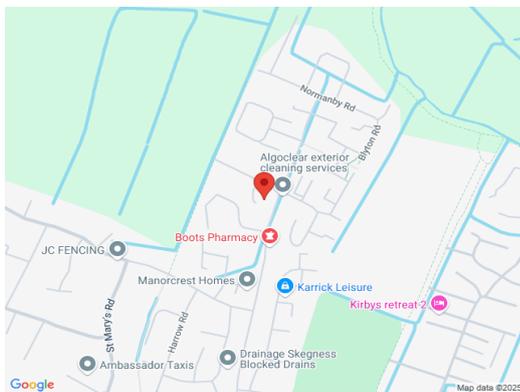
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

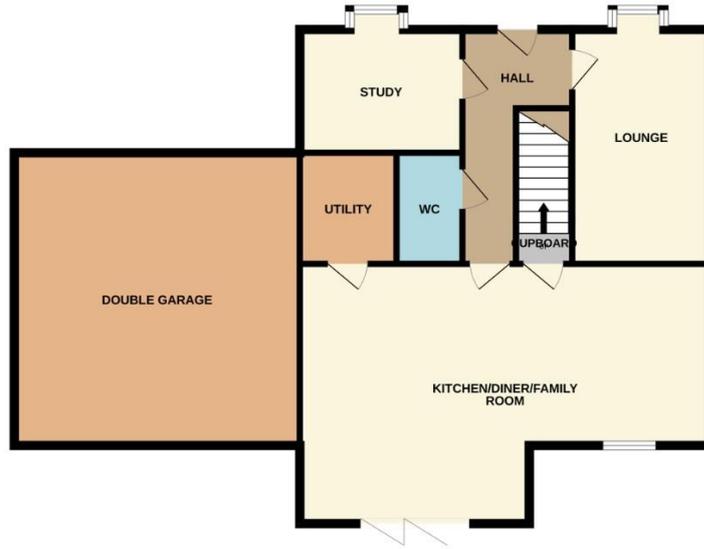
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



GROUND FLOOR



FIRST FLOOR



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


lovelle

01754 769769

skegness@lovelle.co.uk

