

Buy. Sell. Rent. Let.



9 Dorothy Crescent, Skegness, PE25 2BU

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O.I.R.O £225,000

When it comes to  
property it must be

  
**lovelle**



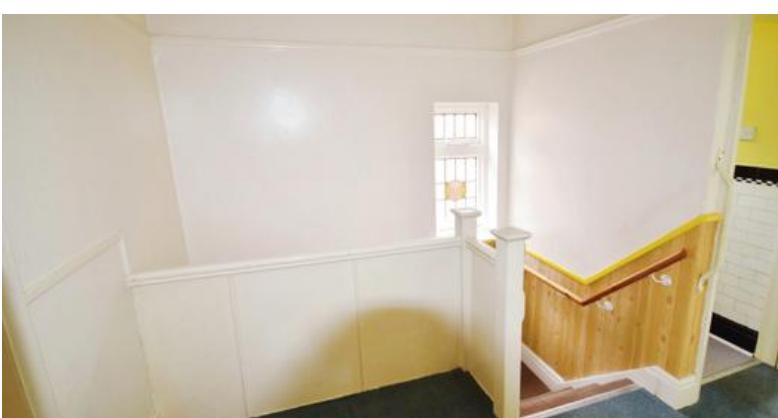
O.I.R.O £225,000



#### Key Features

- NO ONWARD CHAIN
- Detached House
- Block Paved Driveway
- Three Good Sized Bedrooms

- Good Sized Rear Garden
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! CLOSE TO TOWN CENTRE AND LARGE GARDEN! The accommodation comprises; entrance porch, hallway, lounge with bay window, dining room, kitchen, downstairs wet room with upstairs bathroom and separate WC and three bedrooms with gas central (new boiler 2023) and majority UPVC double glazing with block paved driveway and good sized rear garden within 1/4 a mile of town centre and 1/2 miles of the golden sandy beach!

## Hall

Entered via UPVC entrance door, with leaded and stained window to the side aspect, radiator, understairs cupboard, stairs to the first floor, doors to;

## Lounge

3.82m x 3.80m (12'6" x 12'6")

With UPVC bay window to the front aspect, radiator, gas fire, picture rail.

## Dining Room

3.02m x 3.36m (9'11" x 11'0")

With UPVC window to the rear aspect, radiator, picture rail.

## Wet Room

2.78m x 2.77m (9'1" x 9'1")

With UPVC window to the side aspect, low level WC, wash hand basin, electric shower over drain, radiator.

## Kitchen

3.70m x 2.90m (12'1" x 9'6")

With UPVC window and door to the rear aspect, fitted with range of base and wall cupboards with work tops over, stainless steel sink, space for fridge and freezer, integrated electric oven, integrated gas hob, Logic central heating boiler fitted (2023).

## Landing

With leaded and stained glass window to the side aspect, picture rail, loft access, doors to;

## Bedroom One

3.79m x 3.39m (12'5" x 11'1")

With UPVC bay window to the front aspect, radiator, picture rail.

## Bedroom Two

3.82m x 3.36m (12'6" x 11'0")

With UPVC window to the rear aspect, cupboard housing hot water tank, picture rail, radiator.

## Bedroom Three

2.42m x 2.32m (7'11" x 7'7")

With UPVC window to the front aspect, radiator, picture rail.

## WC

High level WC, UPVC window to the side aspect.

## Bathroom

2.42m x 1.74m (7'11" x 5'8")

With UPVC window to the rear aspect, fitted cupboard, panelled bath, pedestal wash hand basin, radiator.

## Outside

The front garden is laid to gravel and shrubs. There are wrought iron gates opening to a block paved driveway and footpath ramped to the front door, gated access to the side opens to the rear garden laid to footpath and uncultivated garden with greenhouse and enclosed by fencing.

## Services

The property has mains 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

Very handy location, less than 1/4 of a mile to the town centre, bus and railway station. There are also primary and secondary schools within 1/2 a mile!

## Directions

From our office on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Take the first right hand turning onto Dorothy Avenue and you will find the property on the left hand side marked by our Lovelle For Sale Board.

## 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. 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.

## Mortgage Advice

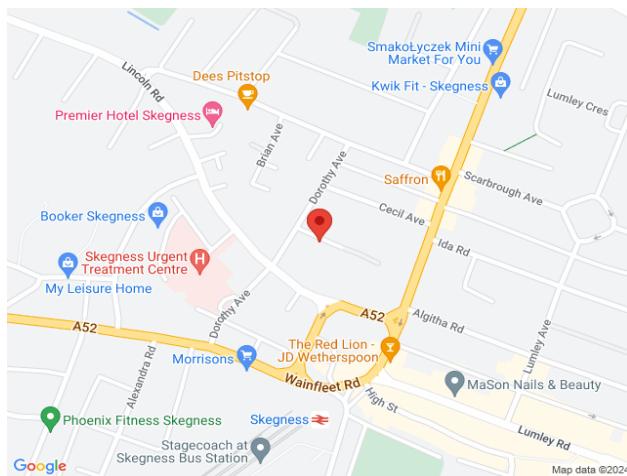
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## 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.





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