

Buy. Sell. Rent. Let.



8 Gleneagles Drive, Skegness, PE25 1DR



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£245,000

When it comes to
property it must be


lovelle



£245,000

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Key Features

- No Chain
- Two/Three Bedrooms
- Conservatory
- Breakfast Kitchen & Utility Room
- Rubberised Driveway, Carport & Single Garage
- EPC rating TBC
- Tenure: Freehold





Lovely bungalow for sale with NO ONWARD CHAIN! Well presented and located on the popular Gleneagles estate, not overlooked, just over a mile from the town centre and less than 1/2 a mile to the beach and popular North Shore Golf Course! The accommodation comprises; lounge, breakfast kitchen with pantry and utility room off, shower room, double bedroom with fitted wardrobes, second bedroom, dining room/bedroom three with French doors to conservatory overlooking the rear garden with gas central heating and UPVC double glazing. Benefitting from rubberised driveway, covered carport and single garage and enclosed lower maintenance rear garden with pleasant covered patio seating area. Really must be viewed!

Hall

Entered via UPVC front door with airing cupboard (housing hot water tank), cloaks cupboard, loft (with ladder and being part boarded), doors to;

Breakfast Kitchen

9'4" x 8'11" (2.8m x 2.7m)

With UPVC window to the side aspect, fitted with a range of base and wall cupboard with worktops over, inset one and half bowl ceramic sink, integrated dishwasher, integrated double oven, integrated gas hob with extractor over, integrated fridge, walk in pantry, UPVC door to;

Utility Room

Of UPVC construction with UPVC windows and door to the front aspect, fitted with base and wall cupboards, space for freezer, space for washing machine, space for tumble dryer.

Bedroom One

12'3" x 10'8" (3.7m x 3.3m)

With UPVC window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two

9'5" x 6'9" (2.9m x 2.1m)

With UPVC window to the front aspect, radiator.

Shower Room

6'6" x 6'5" (2m x 2m)

With UPVC window to the rear aspect, walk in shower, low level WC, wash hand basin inset to vanity unit, ladder style radiator, tiled walls.

Dining Room/Bedroom Three

9'8" x 9'0" (2.9m x 2.7m)

With radiator, UPVC French doors to;

Conservatory

13'0" x 8'4" (4m x 2.5m)

Of brick and UPVC construction, door to the garden, radiator.

Outside

To the front is a garden laid to lawn with trees, plants and shrubs. Rubberised driveway leads to the carport and the single garage. Wrought iron gates to both sides of the bungalow lead to sides and rear garden. To one side is a paved

area and to the other, adjacent to the utility is a rubberised area with shed, great idea to keep bins out of the way. Further gated access then opens to the rear garden laid to patio with a UPVC covered seating area adjacent to the conservatory. The rest of the garden is laid to patio, pebbled areas, lawn and decking with water feature, raised beds, enclosed by fencing.

Garage

4.49m x 2.74m (14'8" x 9'0")

With up and over door to the driveway, Worcester central heating boiler, power. light. personnel door to the side aspect.

Services

The property has mains gas central heating, 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 on the popular Gleneagles Drive, not overlooked, just over a mile from the town centre and less than 1/2 a mile to the beach and popular North Shore Golf Course.

Directions

From our office on Roman Bank proceed along to The Ship Traffic lights, go straight on, past the golf course and turn left onto West Way. At the end of the road turn left then immediate left into Gleneagles Drive. Bear left and follow the road round and the property can be found on the right hand side marked by our for sale board.

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/BwfomzexgfpkXwz6KLf97/view>

Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: Survey Instructed

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 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Garage

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.lovell.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

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



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


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