

Buy. Sell. Rent. Let.



7 Denham Close, Skegness PE25 3PH



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£190,000

When it comes to
property it must be


lovelle



£190,000



Key Features

- No Onward Chain
- Immaculate Throughout- Fresh Decor & Carpets
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Long Driveway & Detached Garage
- Kitchen & Dining/Sitting Room Off
- EPC rating C
- Tenure: Freehold



For sale with NO ONWARD CHAIN! Pleasant CUL-DE-SAC LOCATION! Immaculate, renovated bungalow with accommodation comprising; newly fitted kitchen, dining/sitting room, duel aspect lounge, two double bedrooms, newly fitted shower room, freshly decorated and carpeted throughout with gas central heating and UPVC double glazing. There is a nice, long driveway leading to single garage and low maintenance, enclosed rear garden. Lovely, quiet cul-de-sac location but very handy for Tesco's train station and town centre which are all less than 1/2 a mile away!

Hall

Entered via UPVC front door, radiator, coved and textured ceiling, doors to;

Bedroom One

3.31m x 3.28m (10'11" x 10'10")

With UPVC window to the rear aspect, radiator, ceiling light fa, coved and textured ceiling,

Bedroom Two

2.92m x 2.41m (9'7" x 7'11")

With UPVC window to the front aspect, radiator, coving.

Shower Room

2.41m x 1.8m (7'11" x 5'11")

With UPVC window to the rear aspect, back to wall wc, wash hand basin inset to vanity unit, double shower enclosure with mixer and waterfall heads, chrome ladder style radiator, extractor fan, coved and textured ceiling, spotlights, loft access (boarded).

Lounge

3.72m x 3.27m (12'2" x 10'8")

With duel aspect UPVC windows, radiator, coving, door to;

Kitchen

2.73m x 2.41m (9'0" x 7'11")

With UPVC window to the rear aspect, all newly fitted base and wall cupboards, work surfaces with inset stainless-steel sink, integrated electric oven, integrated halogen hob with extractor over, space for fridge-freezer, space for washing machine, Ideal combi boiler, coving, open arch to;

Dining/Sitting Room

2.64m x 2.7m (8'8" x 8'11")

With UPVC windows to front and rear aspects, UPVC door to the rear garden, radiator, coving.

Outside

To the front the garden is laid to lawn and long concrete driveway leading to the garage. The rear garden is laid to gravel and patio with raised beds, greenhouse and metal shed, enclosed by fencing with gated access opening onto William Way.

Garage

4.86m x 2.5m (15'11" x 8'2")

With up and over door, UPVC personnel door to the rear garden, power and light.

Location

Lovely, quiet cul-de-sac location but very handy for Tesco's train station and town centre which are all less than 1/2 a mile away!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights (Tesco's on Right hand side) and Denham Close can be found off on the right hand side opposite the school.

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.

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.

Agent's 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.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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/MzhotzU9xthY9kH7KG8R2x/view>

Material Information

Council Tax band: B
 Tenure: Freehold
 Property type: Bungalow
 Property construction: Standard construction
 Energy Performance rating: C
 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 - Great, Vodafone - Great, Three - Good, EE - Great
 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: No
 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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



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


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