

Buy. Sell. Rent. Let.



Lindsey, Gatrum Lane, Chapel St Leonards, PE24 5TN



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Guide Price £135,000

When it comes to
property it must be


lovelle

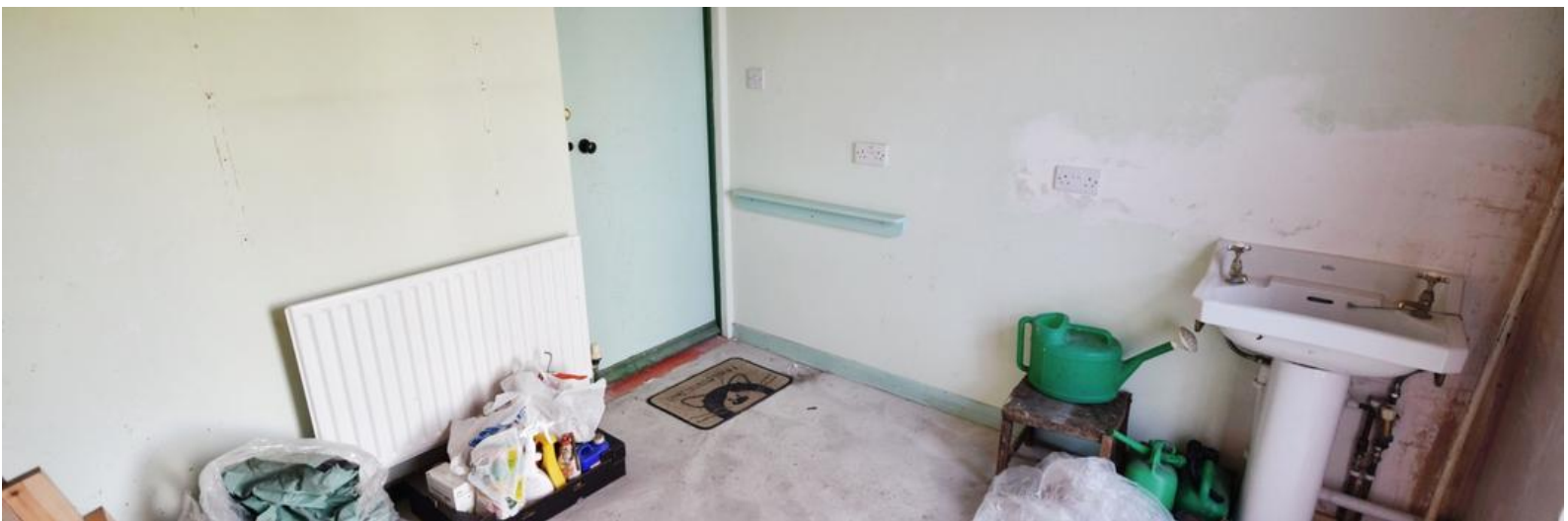


Guide Price £135,000



Key Features

- Being Sold via "Secure Sale"
- Detached Bungalow
- Two Double Bedrooms
- Lounge and Conservatory
- Immediate "Exchange of Contracts" available
- Garage and Driveway
- Large Kitchen-Diner
- EPC rating E
- Tenure: Freehold





Being sold via Secure Sale online bidding. Terms and conditions apply. Starting bid of £135,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provide speed, security and certainty for all parties. This well proportioned detached bungalow sits on a good sized plot and has a driveway and single garage. The accommodation comprises; hallway, bathroom, two double bedrooms, lounge, conservatory, large kitchen-diner plus versatile room to the rear of the garage - could be useful for various different people including a home office/workshop/hobbies room/garden room or possibly an en-suite to the master bedroom (subject to the necessary consents and planning). The property has oil central heating and UPVC double glazing. Located on a private road within 1/2 a mile of the village green, shops and amenities and the golden sandy beaches.

Hall

Entered via a UPVC front door, two radiators, loft access, doors to;

Bedroom One

3.27m x 3.52m (10'8" x 11'6")

With UPVC window to the rear aspect, radiator.

Bedroom Two

3.28m x 2.76m (10'10" x 9'1")

With UPVC window to the front aspect, radiator.

Bathroom

2.71m x 2.28m (8'11" x 7'6")

With Velux window, low level WC, pedestal wash hand basin, p-shaped bath with shower over and shower screen, tiled floor, part tiled walls, radiator, extractor fan.

Lounge

3.29m x 3.56m (10'10" x 11'8")

With UPVC window to the side aspect, radiator, decorative fireplace, French doors to;

Conservatory

2.76m x 2.75m (9'1" x 9'0")

Of UPVC construction, door to front garden.

Kitchen-Diner

6.05m x 3.28m (19'10" x 10'10")

UPVC windows to the side and rear aspects, radiator, fitted with a range of base and wall cupboards with worktops over, 1 and 1/2 bowl sink, oil central heating boiler, space for American fridge freezer, space and plumbing for washing machine, free standing electric cooker, extractor fan over, UPVC door to the side aspect.

Outside

To the front the garden is laid to gravel and shrubs, concrete drive leads to the garage, a foot path and gate to the side of the bungalow leads to the rear garden which is laid to lawn and deck with gravel beds, shrubs, trees, two sheds, oil tank, enclosed by trellis.

Garage

5.8m x 3.03m (19'0" x 9'11")

With up and over door, with power and light, Axminster powered tool centre to Hoover sawdust, door to;

Hobbies Room

2.79m x 2.77m (9'2" x 9'1")

Accessed via the garage and a UPVC door from the garden, with pedestal wash hand basin, power and light, plastered walls, radiator.

Services

The property has oil heating, water, sewerage and electric. 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

Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoy the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

Directions

From Skegness take the A52 north going past Butlins and through Ingoldmells. Take the first right hand turning into Chapel St Leonards onto Trunch Lane. This continues into South Road. Gatum Lane can be found off to the right hand side just past The White Horse Inn.

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/2i5GEi2N4jaawhS7UZxFon/view>

Material Information Data

Council tax band: A

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity



Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway, Garage, and Off 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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E

Auctioneers Additional Comments

Pattinson Auctions are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agent or via The Auctioneers website.

Auctioneers Additional Comments Continued

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and The Auctioneer and will typically be within a range above or below 10% of the 'Guide Price'/'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 in VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associate with overall purchase costs.

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.



GROUND 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