

Buy. Sell. Rent. Let.



Glenola, The Drive, Skegness, PE25 1RF



2



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2

£170,000

When it comes to
property it must be


lovelle



£170,000



Key Features

- Semi Detached House
- Two Double Bedrooms
- Lounge and Conservatory
- Large Front & Rear Gardens
- Garage and Parking
- Close to the Beach
- EPC rating D
- Tenure: Freehold





NO ONWARD CHAIN! 300 METRES TO THE BEACH! LARGE GARDEN! Great two bedroom semi detached house located in a 'tucked away' location but also close to shops, cafes, pubs, bus services and the beach! Located down a private driveway means you are hidden from the road and benefit from a large plot (50m long). The accommodation comprises; lounge with bay window, kitchen-diner, conservatory, two double bedrooms and bathroom with gas central heating and double glazing. There is a paved driveway and detached garage and large front, side and rear gardens.

Hall

Entered via a composite front door with radiator, stairs to the first floor with stair lift (can be removed if required), door to;

Lounge

4.11m x 4m (13'6" x 13'1")

(measurement into bay) With UPVC bay window to the front aspect, radiator, electric 'log burner' style fire with wooden mantle, laminate flooring, open doorway to ;

Kitchen/Diner

2.72m x 5m (8'11" x 16'5")

With UPVC window to the rear aspect, UPVC French doors to the rear garden, laminate flooring, central heating boiler, fitted with range of base and wall cupboards with worktops over, stainless steel sink, integrated gas hob, extractor over, integrated electric oven, space and plumbing for washing machine, understairs cupboard with window and space for tall fridge freezer, door UPVC to;

Conservatory

2.38m x 3.21m (7'10" x 10'6")

Of brick and UPVC construction with tiled floor and French doors to the rear garden.

Landing

UPVC window to the side aspect, loft access, doors to;

Bedroom One

3.06m x 4.01m (10'0" x 13'2")

With UPVC window to the front aspect, cupboard over stairs.

Bedroom Two

2.34m x 3.21m (7'8" x 10'6")

With UPVC window to the rear aspect, radiator.

Bathroom

2.56m x 2.23m (8'5" x 7'4")

With UPVC window to the rear aspect, panelled bath with shower over, pedestal wash hand basin, low level WC, cupboard housing the hot water tank, radiator, tiled walls and floor.

Outside

The property is approached over a concrete private driveway shared with the neighbouring house (located between no. 2 and 3 on The Drive) so offers a fantastic 'tucked away' position. At the end of the private driveway there is a paved double width driveway and a detached garage. A handgate opens to your front garden mainly laid to lawn and gated access opens to the side and rear gardens laid to patio and lawn with sheds and greenhouse.

Services

The property has mains gas central heating, water, sewerage and electricity. The driveway and maintenance is shared with one other property. The blinds, curtains, poles, carpets, floor coverings, light fittings, shed, greenhouse and metal shed are included in the sale. 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 location close to the beach and local shops, pubs and cafes. Beach and shops and bus stop all within 300 metres.

Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights into Winthorpe. Turn right onto Winthorpe Avenue and then the first right onto The Drive. Turn left down the private driveway in between number 2 and 3.

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

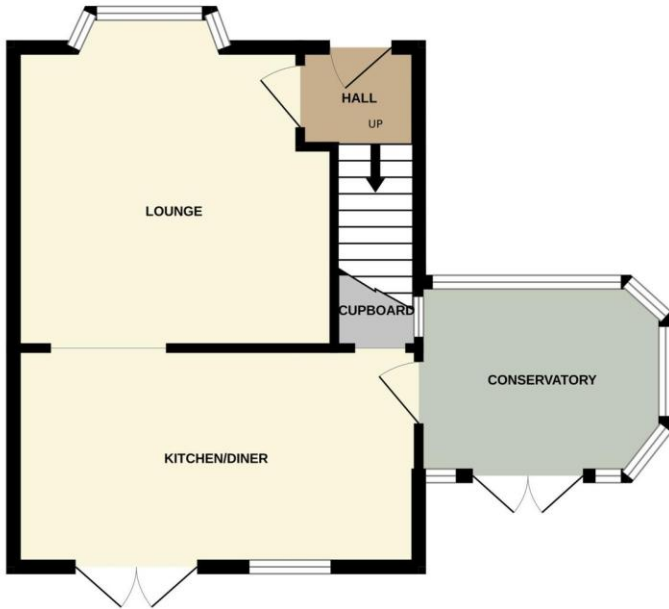
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

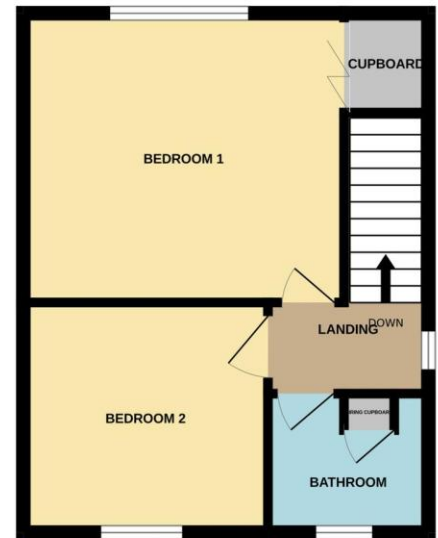
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GROUND FLOOR



1ST 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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