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24 Corden Close, Skegness, PE25 3QF



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Offers over £200,000

When it comes to
property it must be


lovelle



Offers over £200,000



- Key Features**
- No Onward Chain
 - Re-Decorated & Re-Carpeted
 - Driveway & Garage
 - Downstairs Wc & Upstairs Bathroom

- Large Lounge-Diner & Conservatory
- Gas Central Heating
- EPC rating TBC
- Tenure: Freehold





NO ONWARD CHAIN! Re-decorated and re-carpeted/new flooring fitted! Driveway for two cars and detached garage, plus additional side garden if you wish to create further off road car parking. This lovely Semi-detached house offers; downstairs wc, large lounge-diner, conservatory, kitchen, bathroom to first floor and three bedrooms with gas central heating and upvc double glazing. Nice size enclosed rear garden and enjoys open aspect/field views from the first floor bedrooms. Pleasant cul-de-sac in a very popular location. Just over 1/2 a mile from Tescos, train station, Richmond Primary School and the town centre. A pretty tree-lined vine walk located just around the corner leads through to the beach (also just over half a mile), offering great opportunities for pleasant walks.

Entrance Porch

Entered via UPVC door with radiator, doors to;

WC

Low level wc, wash hand basin, UPVC window to the front aspect, radiator.

Lounge-Diner

7.22m x 4.97m (23'8" x 16'4")

Stairs lead to the first floor with two radiators, UPVC window to the front aspect, French doors to the conservatory, door to;

Kitchen

2.89m x 2.45m (9'6" x 8'0")

With UPVC window to the rear aspect, UPVC door to driveway, tiled floor, radiator, base and wall cupboards, fitted work surfaces, single drainer sink, integrated gas hob, extractor over, integrated electric oven, space for washing machine, space for fridge freezer.

Conservatory

3.28m x 2.25m (10'10" x 7'5")

Of brick and UPVC construction with radiator, French doors to the rear garden.

Landing

UPVC window to the side aspect, radiator, cupboard housing combi boiler, loft access, doors to;

Bathroom

1.67m x 1.95m (5'6" x 6'5")

UPVC window to the rear aspect, low level wc, pedestal wash hand basin, panelled bath with shower and shower screen, tiled walls and floor, extractor fan, ladder style radiator.

Bedroom One

3.67m x 2.69m (12'0" x 8'10")

UPVC window to the front aspect, radiator.

Bedroom Two

2.89m x 2.9m (9'6" x 9'6")

UPVC window to the rear aspect, radiator, fitted wardrobe.

Bedroom Three

2.67m x 2.23m (8'10" x 7'4")

UPVC window to the front aspect, radiator, (measurements include box over stairs).

Outside

To the front is a garden laid to lawn. To the side is a gravelled driveway leading to the detached single garage. To the side of the garage is a further garden area laid to lawn that in the agent's opinion offers scope to create additional car parking if required (subject to the necessary consents and planning). gated access from the drive opens to the rear garden laid to lawn with two patio seating areas, enclosed by fencing.

Location

Pleasant cul-de-sac in popular location, just over 1/2 a mile from tesco's, the town centre and Richmond primary school.

Directions

From our office on Roman bank proceed onto the one way system and take the third exit onto Richmond Drive, go past haven and take the next right into Corden Close.

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

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

Parking: Garage and Driveway

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

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/Y725uQR3Ly9ARXdqDggB9L/view>

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

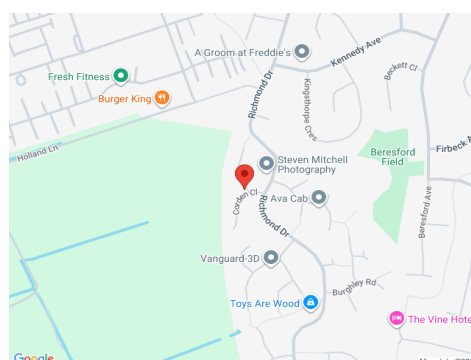
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

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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