Buy. Sell. Rent. Let.

26 Pickwell Way, Skegness, PE25 2SR

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Shared Ownership £80,500

When it comes to property it must be lovelle

Shared Ownership £80,500

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Key Features

- Stunning, Extended Semi-Detached House
- Open Field Views to the Rear Aspect
- Upgraded, High Quality Kitchen
- Downstairs Wc & Upstairs Bathroom
- Two Car Parking Spaces Infront of your House
- Beautifully Landscaped Rear Garden
- EPC rating B
- Tenure: Leasehold

Available with NO ONWARD CHAIN! This impressive 35% shared ownership, three-bedroom semi-detached house offers stunning, well-proportioned living accommodation and has been thoughtfully extended to create a welcoming and functional home. The residence is arranged across two floors, providing ample space for both family life and entertaining. Upon entry, you are greeted by spacious open-plan living accommodation, finished to a high standard. The upgraded kitchen is notable for its quality fittings and practical layout, catering to a variety of lifestyle needs and is open plan to the dining/living space which opens to a fabulous sun room. Complementing the ground floor is a convenient downstairs WC, while the first floor features a well-appointed bathroom, ensuring comfort and practicality for all occupants. Externally, the beautifully landscaped rear garden offers a tranquil outdoor space, ideal for relaxation. The property also enjoys open field views to the rear aspect, enhancing the sense of space and offering a peaceful outlook. To the front of the property, two allocated car parking spaces provide convenience and ease of access. This semi-detached house stands as an excellent opportunity for individuals or families seeking a home of distinction in its category. Located in Skegness, Lincolnshire, the property benefits from its setting within a popular coastal town. The area is known for its local amenities, transport connections, and access to broader regional attractions. Skegness offers a variety of services, leisure opportunities and community facilities, appealing to those seeking both a relaxing environment and everyday conveniences.

Kitchen
5.29m x 3.65m (17'5" x 12'0")
Entered via a front composite door, fitted with a range of base and wall cupboards with worktops over, integrated fridge freezer, inset washing machine, integrated dishwasher, integrated electric oven, integrated gas hob, central Island with integrated breakfast bar, laminate flooring, stairs to the first floor, vertical radiator, open to lounge, door to WC;

WC
With radiator, laminate flooring, wash hand basin, low level WC.

Lounge/Diner
5.29m x 4.16m (17'5" x 13'7")
With laminate flooring, understairs storage cupboard, full length UPVC window, radiator, open to;

Sunroom
With Bi-folding doors to the rear garden, laminate flooring, lantern style ceiling, radiator, media wall with integrated electric fire (available by separate negotiation).

Landing
With doors to;

Bedroom One
4.16m x 3.05m (13'7" x 10'0")
With UPVC window to the rear aspect, radiator.

Bedroom Two
3.73m x 2.95m (12'2" x 9'8")
With UPVC window to the front aspect, radiator.

Bedroom Three
2.7m x 2.22m (8'11" x 7'4")
With UPVC window to the rear aspect, radiator.

Bathroom
2.13m x 1.88m (7'0" x 6'2")
With UPVC window to the front aspect, low level WC, pedestal wash hand basin, panelled bath with shower over, tiling where appropriate, radiator.

Outside
The rear garden is laid to patio and lawn, with raised beds, decking with decorative panels, a pergola and shed. the garden is enclosed by fencing with gated side access.

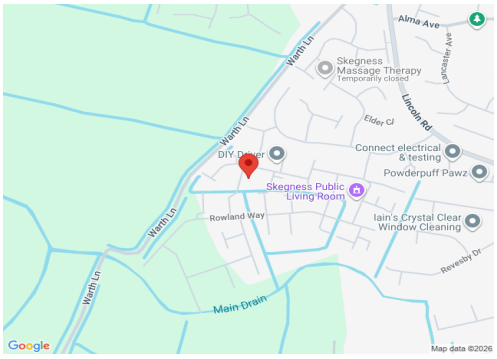
Services
The property has mains gas central heating, water, sewerage and electricity. Seller owns 35% Rent for 65% is £302.56. PCM. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are 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
Very handy position on the edge of Town yet not too far from primary and secondary schools, supermarkets, shops, post office, doctors and petrol station on Burgh Road.

Directions
From our office proceed onto the one way system and take Lincoln Road exit. Follow past hospital and past The Jacksnipe pub and take the left hand turning just after the pedestrian crossing/traffic lights onto The Meadows. Turn left into Clarke Way and bear right and follow around onto Saxonfields and then into Pickwell Way. Follow all the way to the end of the road and the property can be found marked by our for sale board.

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/FbK33xzFZHESgpaRrkj3ZB/view

Material Information Data
Tenure: Leasehold
Lease length: 90 years remaining (99 years from 2017)
Service charge: £52/year
Shared ownership: 35% owned
Council tax band: B
EPC rating: B



Semi-detached house, standard timber frame construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated & unboarded, accessed by Hatch
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 16th Jul 2018
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three ok, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Restrictions

The owner cannot sell or transfer the property (a process sometimes called a 'disposition') without a certificate from the landlord or the owner of the related title (LL365982). This certificate confirms that specific rules in the lease have been followed.
The lease contains rules that limit the owner's ability to sell, sub-let, or transfer the property to someone else.
The owner is required to give back the lease to the landlord under certain conditions mentioned in the agreement. This is known as 'surrendering' the lease.
The property is subject to rules that prevent certain activities, such as building or using the land in a specific way. These are known as 'restrictive covenants' and were put in place before 5 February 2014.
There are additional restrictive covenants contained in a Transfer document dated 5 May 2016 between a charity and a housing trust.

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.

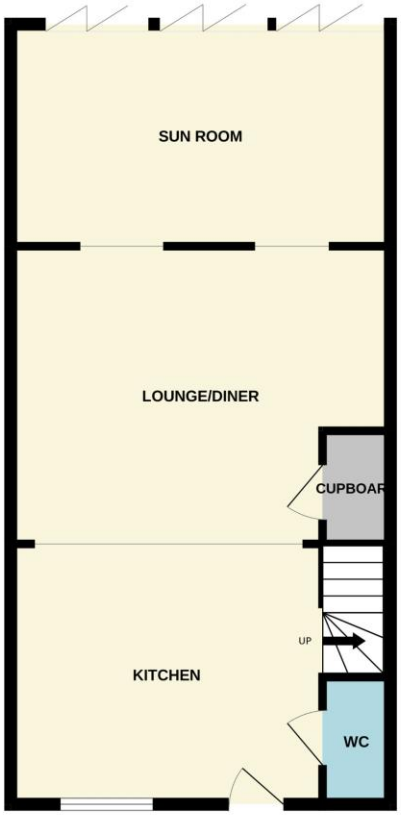
Agents Notes

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.

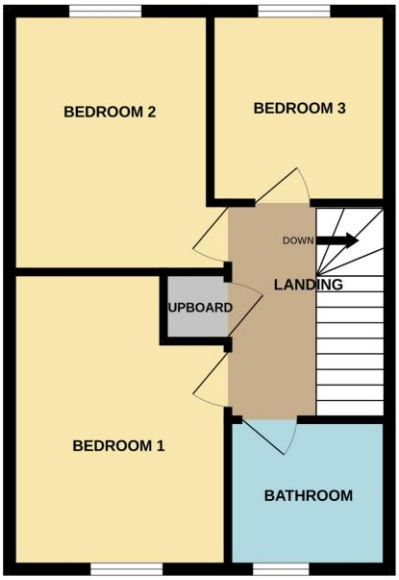
Anti Money Laundering

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



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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The Property Ombudsman