

Buy. Sell. Rent. Let.



28 Rowland Way, Skegness, PE25 2BQ



2



1



1

£66,500

When it comes to
property it must be


lovelle

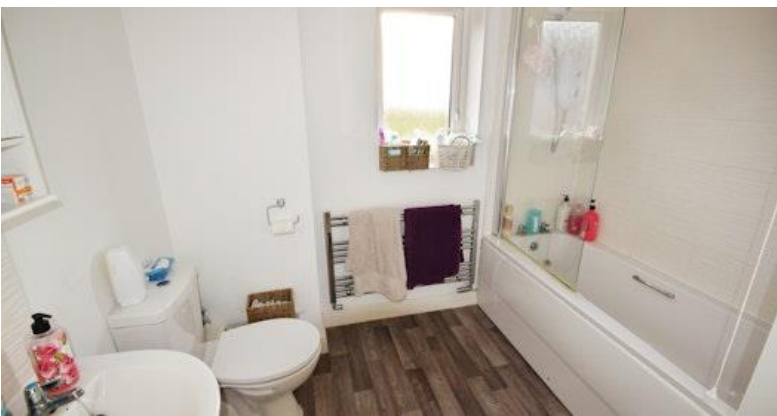


£66,500

 2
  1
  1

Key Features

- Semi Detached House
- Kitchen-Diner
- Two Double Bedrooms
- Bathroom and Separate Downstairs WC
- Enclosed Rear Garden
- Driveway for Two Cars
- 35% Shared Ownership
- EPC rating B
- Tenure: Leasehold



DECEPTIVELY SPACIOUS! 35% SHARED OWNERSHIP HOME! This lovely semi-detached house offers driveway for two cars, enclosed rear garden, gas central heating and UPVC double glazing with a good energy efficiency 'B' rating. The accommodation comprises; spacious entrance hallway, lounge, kitchen-diner, downstairs wc, upstairs bathroom and two large double bedrooms. Located on the edge of the development the property enjoys views over open fields. The property is within 1/2 a mile of a handy convenience store and a pub/restaurant and within a mile of primary and secondary schools. The town centre and beach are just under 1.5 miles away.

Hall

7'1" x 6'6" (2.2m x 2m)

Entered via a composite front door, laminate flooring, radiator, stairs to the first floor, door to;

Lounge

16'7" x 13'4" (5.1m x 4.1m)

With UPVC window to the front aspect, two radiators, laminate flooring, door to;

Kitchen-Diner

16'8" x 11'6" (5.1m x 3.5m)

With UPVC window to the rear aspect, composite door to the rear garden, fitted with range of base and wall cupboards with worktops over, stainless steel sink, integrated gas hob with extractor over, integrated electric oven, space for fridge freezer, space for washing machine, radiator, door to;

WC

With low level WC, wash hand basin.

Landing

With cupboard housing the central heating boiler, radiator, loft access, doors to;

Bathroom

8'2" x 6'2" (2.5m x 1.9m)

With UPVC window to the side aspect, ladder style radiator, further radiator, low level WC, pedestal wash hand basin, panelled bath with electric shower over and shower screen, extractor fan, vinyl flooring.

Bedroom One

16'8" x 10'4" (5.1m x 3.1m)

With UPVC window to the front aspect, radiator.

Bedroom Two

16'8" x 9'0" (5.1m x 2.7m)

With UPVC window to the rear aspect, radiator.

Outside

The front garden is gravelled, with a tarmac drive to the side with space for two cars, gated access leads to the rear garden which is laid to patio and lawn, enclosed by fencing.

Services

The property has mains gas central heating, 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.

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 on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Continue along, past the hospital, past the Jack Snipe Pub and turn left just after the pedestrian pelican crossing onto The Meadows. Turn left into Clarke Way and turn left and follow the road around to the right (green on your right hand side) then turn right onto Rowland Way.

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/6ywV5c9G92Gq9ETGpgTtrd/view>

Material Information Data

Council Tax band: A

Tenure: Shared Ownership

Lease length: 120 years remaining (125 years from 2020)

Shared ownership - ownership percentage: 35% Rent is £326.15 per month

Lease restrictions: Shared Ownership

Property type: House

Property construction: Standard construction

Energy Performance rating: B

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: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: 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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area:

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewings

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.lovell.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

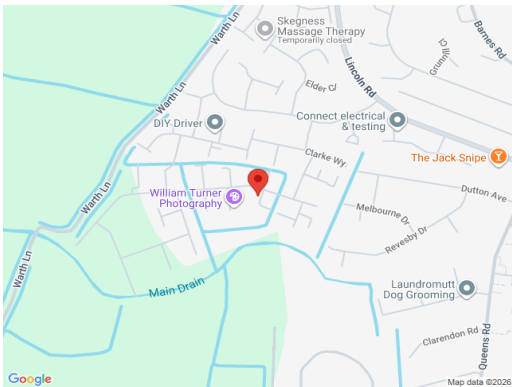
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

These particulars are for guidance only. Lovell 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.

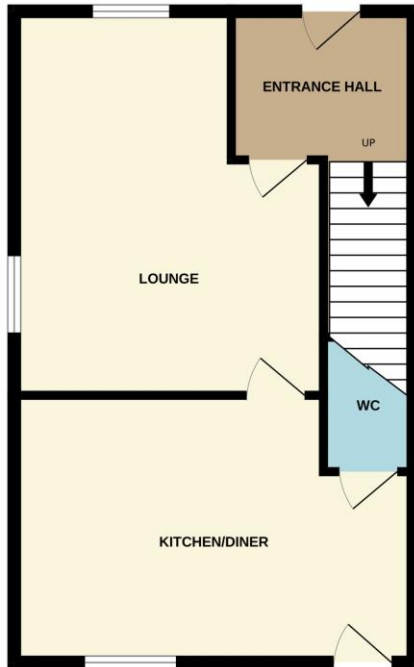
Anti Money Laundering Regulations

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.

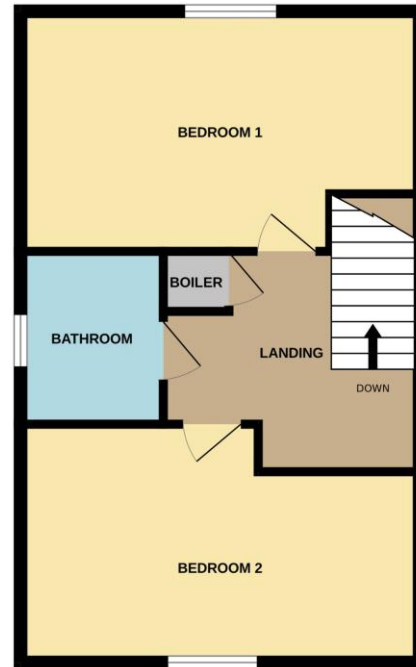


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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


lovelle

01754 769769

skegness@lovelle.co.uk