

Buy. Sell. Rent. Let.



10 Normanby Road, Skegness, PE25 2DQ



Offers Over £205,000

When it comes to
property it must be


lovelle

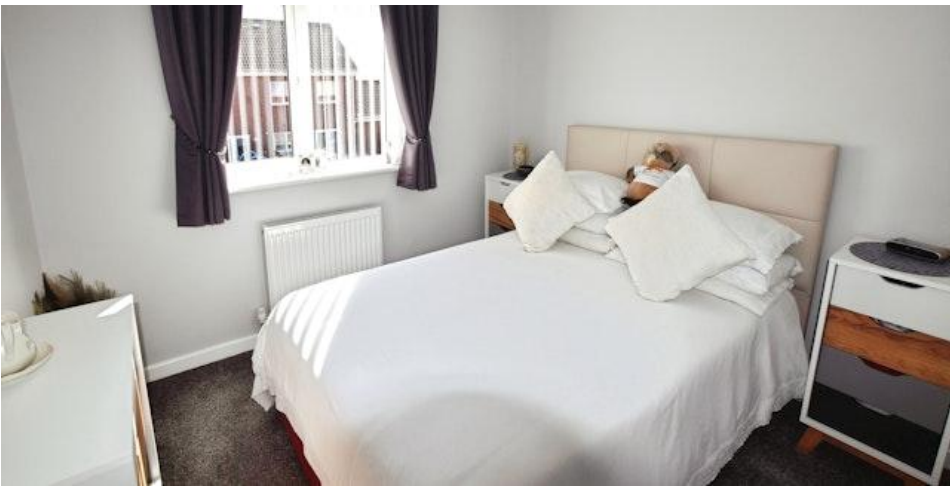
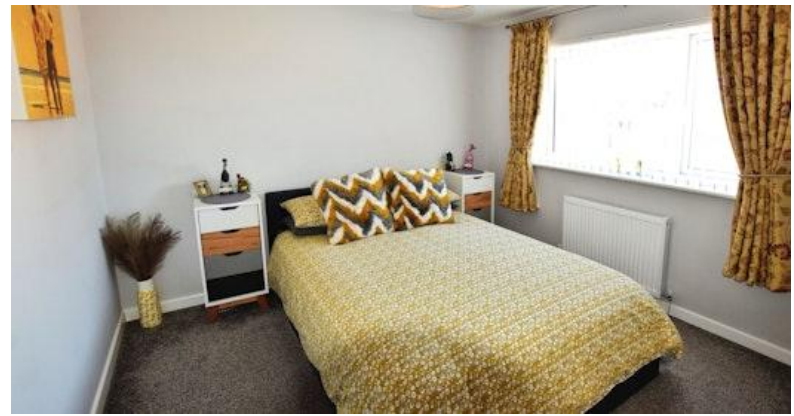


£205,000 Offers Over

 3  2  1

- Key Features**
- Semi Detached house
 - NO ONWARD CHAIN
 - Garage
 - Master Bedroom En-suite

- Modern Kitchen
- Popular location
- EPC rating B
- Tenure: Freehold





Beautiful, modern, semi detached house built in 2021. For sale with NO ONWARD CHAIN, this lovely home offers good size accommodation including, hallway, lounge, kitchen-diner with French doors to the rear garden, downstairs Wc, three bedrooms, master bedroom with en-suite, modern bathroom, gas central heating and UPVC double glazing. Built in 2021 so still under builders guarantee this home also has open plan front garden, a driveway and garage, with gated access to an enclosed rear garden.

Hallway

Composite Front door to hallway, cupboard, stairs leading to first floor, radiator.

Lounge

3.92m x 4.97m (12'11" x 16'4")

UPVC window to front aspect, radiator.

Kitchen

3.27m x 5.07m (10'8" x 16'7")

UPVC window to rear aspect, French doors to garden, radiator, array of base and wall cupboards with worktops, breakfast bar, integrated oven, integrated hob, extractor fan over, inset stainless steel sink, cupboard housing boiler, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, door to;

WC

UPVC window to side aspect, low level Wc, wash hand basin, radiator,

Landing

Cupboard storage, access to loft.

Bedroom One

3.16m x 3.33m (10'5" x 10'11")

UPVC window to front aspect, radiator, fitted wardrobes, door to;

Ensuite

1.86m x 1.77m (6'1" x 5'10")

UPVC window to front aspect, low level Wc, pedestal sink, enclosed shower with mixer tap, ladder radiator, extractor fan.

Bedroom Two

2.8m x 2.78m (9'2" x 9'1")

UPVC window to rear aspect, radiator.

Bedroom Three

2.68m x 2.16m (8'10" x 7'1")

UPVC window to rear aspect, radiator.

Bathroom

1.68m x 2.01m (5'6" x 6'7")

Sky tunnel providing natural light, low level Wc, pedestal sink, panelled bath with shower mixer tap, ladder radiator, extractor fan.

Outside

To the front is a garden laid to lawn. With a private block paved driveway leading to the garage. Gated access opens to the rear garden laid mainly to lawn with a patio area and enclosed fencing.

Garage

2.82m x 6.2m (9'4" x 20'4")

Up and over door, power and light, partly boarded for storage. Personal door leading to garden.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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 location within modern estate. Well served with doctors, pubs, supermarkets, Post Office, petrol station and bus stops all within 1/2 of a mile.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue. Go ahead at the mini roundabout and turn left at the bottom of the road onto Normanby Road and the property can be found on the left hand side.

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/MM9pRqFoeBNsoRmWwpgjIV/view>

Material Information Data

Council Tax band: B

Tenure: Freehold

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

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

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.

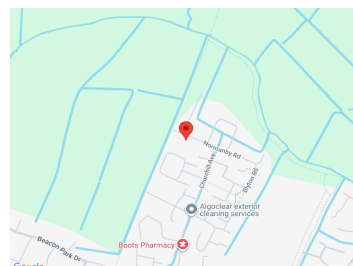
Agents Notes

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.

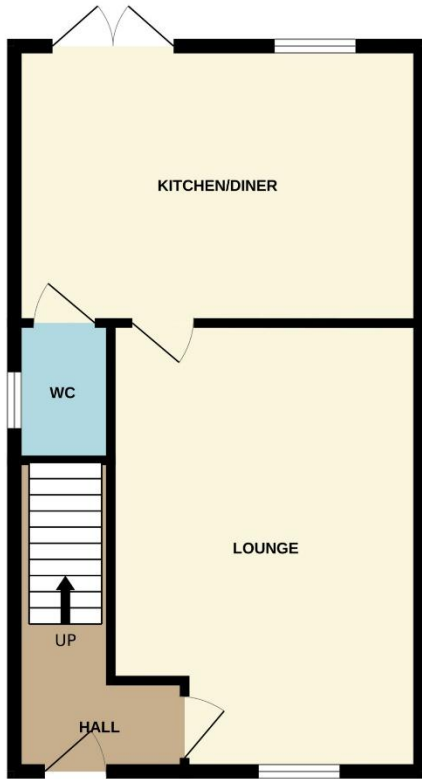
Anti Money Laundering

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.

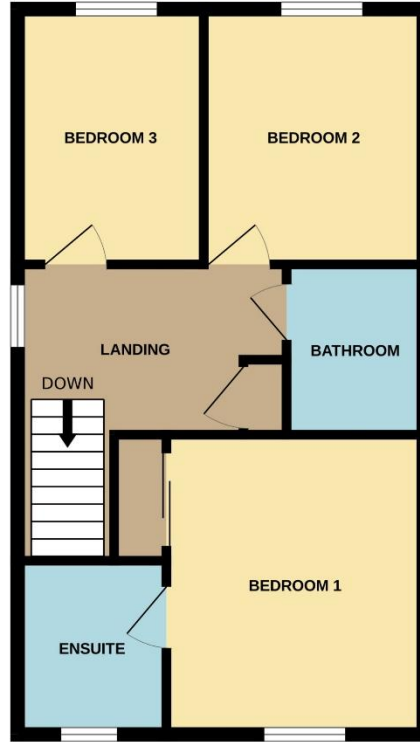
Score	Energy rating	Current	Potential
92+	A		951A
81-91	B	831B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.
Made with Metropix ©2023

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

lovelle

01754 769769

skeness@lovelle.co.uk

