

Buy. Sell. Rent. Let.



2 The Needles, Skegness, PE25 1EQ



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2

£250,000

When it comes to
property it must be


lovelle



£250,000

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Key Features

- Immaculate Throughout
- Driveway and Garage
- Large Conservatory
- Three Bedrooms
- Low Maintenance Garden
- Gas Central Heating
- EPC rating C
- Tenure: Freehold





Immaculate, detached bungalow in a lovely quiet cul-de-sac location on the popular Beacon Park. As there are bungalows all around the garden is private and not overlooked and laid in an attractive low maintenance style. Within 1/2 a mile of pubs, shops, post office, doctors and bus stop around the corner. The accommodation comprises; pleasant hallway, modern bathroom, two double bedrooms plus a single bedroom, lounge, modern kitchen and large conservatory off with gas central heating and uPVC double glazing. Block paved driveway and frontage provides off road parking for several cars plus single garage with electric roller door. Must be viewed!

Hall

Entered via side entrance glazed UPVC door with loft access, radiator, Karndean flooring, doors to;

Lounge

4.62m x 3.57m (15'2" x 11'8")

With UPVC window to the front aspect, radiator, Karndean flooring, coving and spotlights.

Bedroom One

3.35m x 2.77m (11'0" x 9'1")

With UPVC window to the front aspect, radiator.

Bathroom

2m x 1.7m (6'7" x 5'7")

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, bath with shower over, tiled walls and floor, ladder style radiator.

Bedroom Two

3.25m x 2.19m (10'8" x 7'2")

With UPVC window to the rear aspect, radiator, spotlights, fitted wardrobes, Karndean flooring with inset carpet.

Bedroom Three

2.53m x 2.02m (8'4" x 6'7")

Measurements exclude wardrobe. With UPVC window to the side aspect, fitted single bed base with drawers below, fitted wardrobe, spotlights, Karndean flooring with inset carpet.

Kitchen

3.59m x 2.02m (11'10" x 6'7")

UPVC window to the sun room, fitted with range of base and wall cupboards and worktops over, space for washing machine, integrated dishwasher, integrated oven and hob with extractor over, space for American style fridge freezer, central heating boiler, breakfast bar, radiator, tiled floor, door to;

Sun Room

3.79m x 3.41m (12'5" x 11'2")

With UPVC window and spotlights, tiled floor, French doors to the rear aspect, further UPVC door to the side aspect.

Outside

With block paved frontage enclosed by walling and the driveway extends down the side of the bungalow to double gates that open to the garage (with electric roller door). The rear garden is laid to patio, with raised beds and is enclosed by fencing.

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

Beacon Park is an estate of mainly bungalows located towards the edge of the town. Handy for amenities as there are regular bus services and pubs/restaurants, doctors surgery, chemist, primary, secondary schools, supermarkets, Post Office and other shops all within a mile. The town centre and the golden sandy beach are approximately 1.5 miles away.

Directions

From our office on Roman Bank proceed along Roman Bank and at The Ship traffic lights turn left onto Burgh Road. Take the right turning after the Welcome Inn onto Burgh Old Road, at the roundabout take Beacon Way. Take the first right onto Beacon Park Drive and then second left onto Finisterre and then right onto The Needles and the property will be found on the left hand side.

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/properties/6TNZg4GHrYMxCiJNLK5sQs/view#property>

Material Information Data

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, 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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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

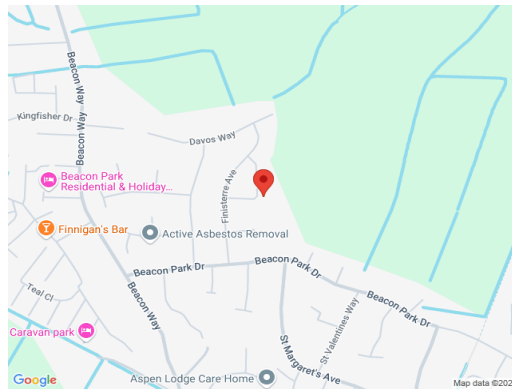
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



Floor Plan



property it must be


01754 769769

