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27 Lincoln Green, Skegness, PE25 2PT



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£225,000

When it comes to  
property it must be

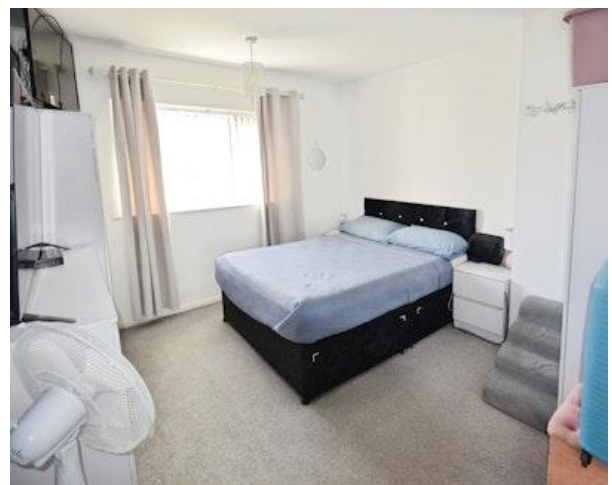
  
lovelle



£225,000



- Key Features**
- Three-Bedroom Semi Detached House
  - Lounge and Sun Room
  - Kitchen/Diner
  - Utility Room and WC
  - Front and Rear Garden with Off Road Parking
  - Upstairs Family Bathroom
  - EPC rating C
  - Tenure: Freehold





This well-presented three bedroom semi-detached house offers a comfortable and practical living environment, thoughtfully designed to accommodate a range of requirements. The property showcases a modern gas central heating system, ensuring warmth and efficiency throughout the seasons. The ground floor comprises a spacious lounge, providing an ideal setting for relaxation or entertaining guests. The practical kitchen/diner offers plentiful space for family meals and food preparation, forming the heart of the home. The addition of a dedicated utility room with a separate WC enhances the functionality of the property, allowing for effective household management. Upstairs, there are three well-proportioned bedrooms, designed with comfort in mind, alongside a modern family bathroom. Externally, the property is complemented by both front and rear gardens that offer ample outdoor space for leisure or gardening pursuits. Off road parking is provided, enhancing convenience for residents and visitors alike. Situated in Skegness, Lincolnshire, this property benefits from its accessible location within a renowned coastal town. Skegness is well regarded for its range of amenities, including educational facilities, leisure attractions, and shopping opportunities. Residents will appreciate the blend of traditional seaside charm and necessary services, making the area suitable for a comprehensive lifestyle.

### Entrance Hall

Entered via front door, stairs to the first floor, radiator, door to;

### Kitchen/Diner

2.97m x 2.72m (9'8" x 8'11")

Fitted with range of base and wall cupboards with worktops over, inset sink and drainer, open arch in to dining area two windows one to side aspect, other into sun room, doors to;

### Utility Room

2.74m x 0.91m (9'0" x 3'0")

With window to the front aspect, door to;

### WC

With low level WC, wash hand basin, window to the front aspect.

### Sunroom

2.74m x 2.74m (9'0" x 9'0")

With UPVC door to the rear garden.

### Lounge

4.27m x 6.56m (14'0" x 21'6")

(maximum dimensions) with two UPVC windows to the rear aspect, two radiators.

### Landing

With window to the front aspect, doors to;

### Bedroom One

4.29m x 3.44m (14'1" x 11'4")

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

## Bedroom Two

4.29m x 3.32m (14'1" x 10'11")

With window to the rear aspect, radiator.

## Bedroom Three

2.96m x 2.33m (9'8" x 7'7")

With window to the front aspect, radiator, fitted wardrobe.

## Bathroom

2.04m x 1.6m (6'8" x 5'2")

With opaque window to the side aspect, bath with overhead shower, low level WC, wash hand basin.

## Outside

To the front is a off street parking with hedging. to the rear is a low maintenance garden enclosed by fencing.

## Services

The property has gas central heating, mains 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

Handy location with convenience store around the corner and primary and secondary schools all within ½ a mile! The town centre and railway station are also less than a mile away.

## Directions

From our office proceed onto the one way system and take the fifth exit onto Lincoln Road. Continue along and turn right onto Lyndhurst Avenue and Lincoln Green is off to the right hand side where the property will 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/657SgMZq9zLD55Z6wxzDf9/view>

## Material Information Data

Tenure: Freehold

Council tax band: A

EPC rating: C

Semi-detached house, standard brick and block construction

3 bedrooms, 1 bathroom, 2 receptions



Accessibility adaptations: None  
Loft: insulated and boarded, accessed by Landing  
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 1st Nov 2025  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone great, Three great, EE great  
Parking: Driveway  
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: yes

### Title Register Restrictions

The legal document from February 1981 contains restrictive covenants. These are 'do not' rules that limit how the owner can use the land or what they can build on it.

When the current owner bought the property, they signed an indemnity agreement. This is a formal promise to follow the existing rules and to cover any costs if those rules are broken.

### 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

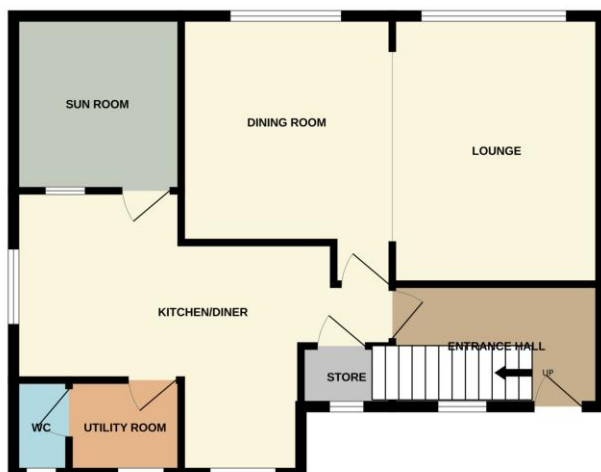
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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 Regulations

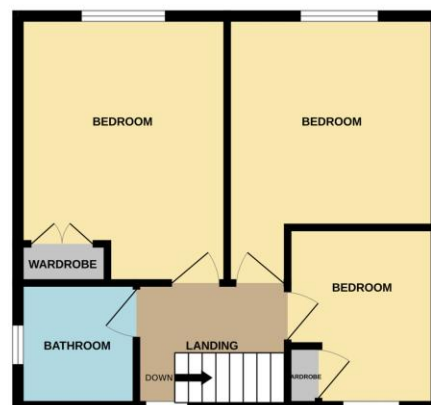
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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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