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1 Ely Way, Skegness, PE25 1FE



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Shared Ownership £42,500

When it comes to
property it must be


lovelle

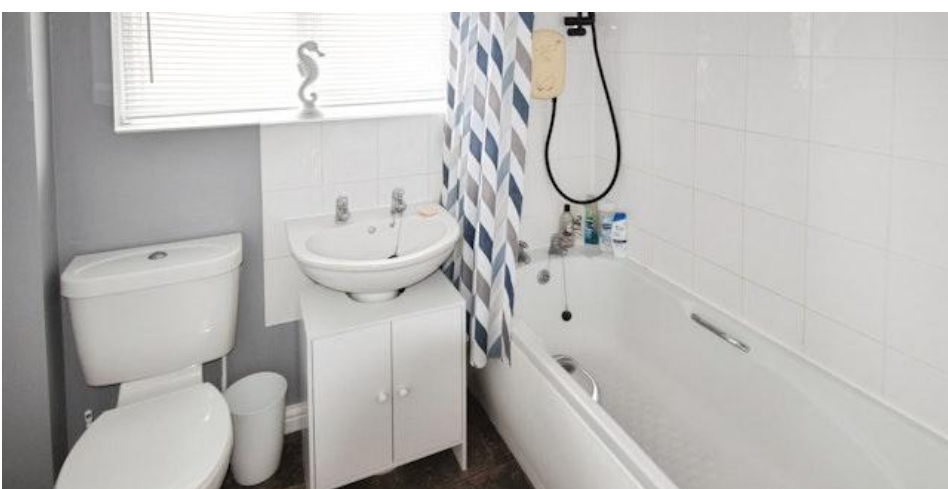
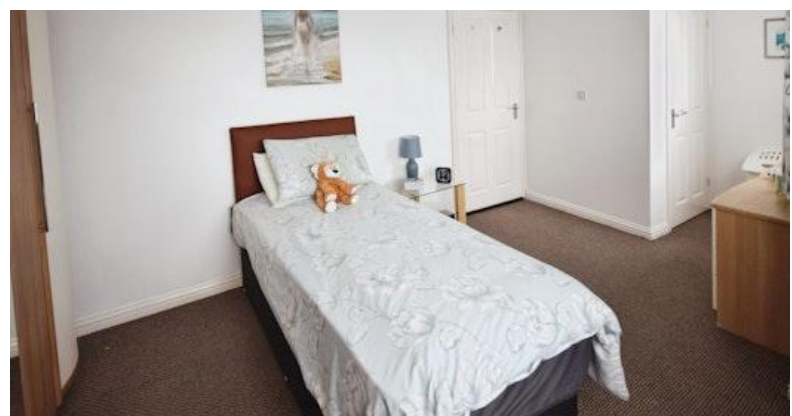


Shared ownership £42,500



Key Features

- 25% Shared Ownership
- Immaculate Semi-Detached House with No Onward Chain
- Two Generous Double Bedrooms
- Spacious Hall/Study Area
- Lounge-Diner & Good Size Kitchen
- Low Maintenance Rear Garden
- EPC rating TBC
- Tenure: Leasehold





For sale with NO ONWARD CHAIN! This well-presented semi-detached house offers a considered balance of space and comfort within a pleasant cul-de-sac location. The property is offered on a 25% shared ownership basis, providing an accessible opportunity for suitable purchasers. On entry, a spacious hall provides a versatile area suitable for use as a study, establishing a practical and welcoming introduction to the home. The lounge-diner delivers a flexible living and entertaining environment, complemented by a good size kitchen that is well-suited to day-to-day needs. Both bedrooms are double in size, affording ample accommodation for residents and guests alike, while the thoughtfully designed layout ensures efficient use of space throughout. There is a downstairs wc as well as bathroom to the first floor. Externally, the property benefits from a low maintenance rear garden, offering the advantage of a private outdoor retreat which is conducive to relaxation and enjoyment. For added convenience, an allocated car parking space is situated adjacent to the rear garden, enhancing ease of access. The overall presentation of the property is immaculate, reflecting care and attention to detail. This property in Winthorpe is within half a mile of the beach. The location combines the benefits of a residential cul-de-sac setting with ready access to the coastline and local amenities (town centre and train station just over a mile away), making it suitable for those seeking convenience and a coastal lifestyle.

Hall/Study Area

5.24m x 2.17m (17'2" x 7'1")

Entered via UPVC front door with UPVC windows to the front and side aspects, stairs to the first floor, under stairs storage cupboard, radiator, handy recess for a desk to create a useful study area, doors to;

WC

With UPVC window to the rear aspect, wash hand basin, low level wc, radiator.

Lounge

3.71m x 3.25m (12'2" x 10'8")

With UPVC window to the front aspect, radiator.

Kitchen

3.51m x 3.25m (11'6" x 10'8")

With UPVC window and door to the rear aspect, radiator, fitted base and wall cupboards, work surfaces, inset stainless steel sink, integrated electric oven, integrated gas hob with extractor over, central heating boiler, space for washing machine, space for tumbler, space for fridge and space for freezer (some white goods available by separate negotiation).

Landing

With storage cupboard, loft access, UPVC window to the side aspect, radiator, doors to;

Bedroom One

5.55m x 3.21m (18'2" x 10'6")

With two UPVC windows to the front aspect, radiator, fitted cupboard over the stairs. (Large freestanding wardrobes and matching chest of drawers available by separate negotiation).

Bedroom Two

3.99m x 3.25m (13'1" x 10'8")

With UPVC window to the rear aspect, radiator.

Bathroom

UPVC window to the rear aspect, low level wc, pedestal wash hand basin, panelled bath with electric shower over, radiator, extractor fan.

Outside

Small front garden with hedging and walling. To the rear is a paved garden enclosed by walling and fencing. Gated access opens to allocated car parking space.

Directions

From our office on Roman Bank/A52 proceed north and go straight on at The Ship traffic lights. At the lights adjacent to North Shore golf course turn left onto Canterbury Drive and then first left into Ely Way.

Location

Great cul-de-sac location with views towards trees and green space. Within 1/2 a mile of the North Shore Golf Course and the golden sandy beach! Less than 200 metres from the bus stop. The town centre and train station is just over a mile away.

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/EscApwwNrXtHx3eGczuQgd/view>

Material Information Data

Tenure: Shared Ownership

Lease length: 81 years remaining (99 years from 2008)

Shared ownership: 25% owned

Council tax band: B

EPC rating: Survey Instructed

Semi-detached house, standard brick and block construction

2 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: Level access

Loft: insulated and unboarded, accessed by Hatch on 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

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 ok, Vodafone ok, Three great, EE good

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: no

Title Register Restrictions

The owner cannot sell or transfer the property without a certificate from the landlord (New Linx Housing Trust) confirming that certain conditions in the lease (specifically clause 3(18)) have been met. A certificate from a conveyancer (a property lawyer) is required before any sale or transfer can be registered, confirming that the rules in the sixth schedule of the lease have been followed.

The lease contains 'alienation' provisions, which are rules that restrict or limit the owner's ability to sell, sub-let, or share the property with others.

There are restrictive covenants—which are legal promises not to do certain things on the land—contained in a 2009 document regarding an electricity sub-station.

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.

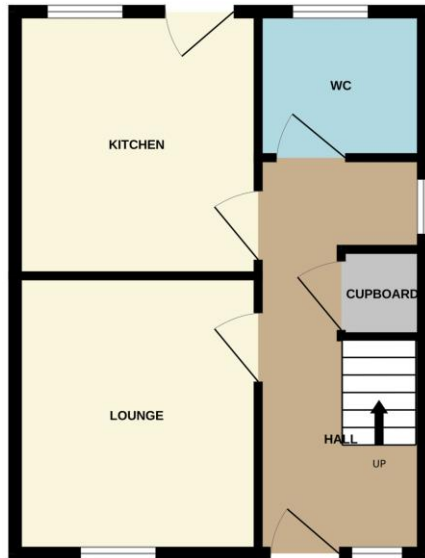
Energy Performance Certificate

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.

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.

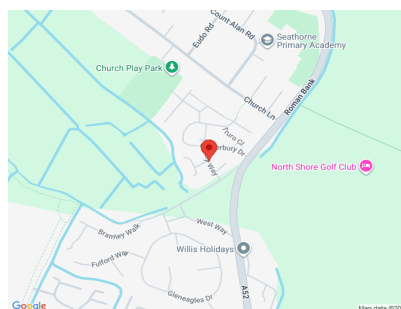
GROUND FLOOR



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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