

Buy. Sell. Rent. Let.



23 Church Lane, Winthorpe, PE25 1ED



3



2



4

£240,000

When it comes to
property it must be


lovelle



£240,000

 3  2  4

Key Features

- Extended Semi Detached House
- Three/Four Bedrooms
- Large Lounge
- Beautiful Kitchen
- Two Conservatories
- Gas Central Heating
- EPC rating C
- Tenure: Freehold





An extended, IMMACULATE three/four bedroom semi detached house with GORGEOUS KITCHEN! This house has a large block paved drive with space for numerous cars and large rear garden! The accommodation comprises; hallway, dining room/bedroom four, large lounge, conservatory, downstairs shower/wet room, re-fitted modern kitchen, second conservatory, utility area, three good sized bedrooms and family bathroom upstairs. The property has UPVC double glazing and gas central heating. The large rear garden also benefits from a large workshop! Great size, well presented property in a convenient location with the primary school only a few hundred metres from the house. There are local shops, pubs/restaurants, cafes, take-away all within half a mile away. The beach can be accessed via a walkway through the North Shore golf course. The bus stop is nearby and the main town centre in Skegness is only a mile and half away.

Hall

Entered via a side UPVC door, stairs to the first floor, storage cupboard, radiator, doors to;

Dining Room/Bedroom Four

3.35m x 3.05m (11'0" x 10'0")

With UPVC window to the front aspect, radiator, wooden flooring, cupboard housing combi boiler.

Lounge

6.4m x 3.39m (21'0" x 11'1")

With UPVC bay window to the front aspect, two radiators, inset electric fire, door to;

Conservatory

3.84m x 2.75m (12'7" x 9'0")

Of UPVC construction with bi-fold doors opening to the rear garden, tiled floor, two radiators, door to;

Shower/Wet Room

With shower over drain, wash hand basin, low level WC, ladder style radiator, extractor fan.

Kitchen

3.67m x 3.48m (12'0" x 11'5")

With UPVC windows to the side and rear aspects, fitted base and wall cupboards, integrated fridge-freezer, pull out larder cupboards, integrated dishwasher, integrated washing machine, integrated double oven, integrated halogen hob, integral breakfast bar, tiled floor with under floor heating, door to;

Second Conservatory

3.1m x 2.7m (10'2" x 8'11")

Of UPVC construction with door to the rear garden, radiator, tiled floor, open to;

Utility Room

3.34m x 2.7m (11'0" x 8'11")

With UPVC door opening to the driveway, space for numerous appliances, base and wall cupboards.

Landing

With window to the side aspect, two storage cupboards, loft (with drop down ladder, boarding and light) radiator, doors to;

Bedroom One

4.05m x 2.64m (13'4" x 8'8")

With UPVC window to the front aspect, radiator, mirrored fitted wardrobes plus further fitted wardrobes and top boxes over bed.

Bedroom Two

3.35m x 3.04m (11'0" x 10'0")

With UPVC window to the front aspect, radiator.

Bedroom Three

3.3m x 2.22m (10'10" x 7'4")

With UPVC window to the rear aspect, radiator.

Bathroom

2.18m x 1.52m (7'2" x 5'0")

With UPVC window to the rear aspect, p-shaped bath with shower over, heated towel rail, tiled floor with under floor heating, wash hand basin inset into vanity unit, back to wall wc, tiled walls.

Outside

To the front and side is a large block paved driveway and there is a cable to charge a campervan/caravan. There is a raised flower bed planted with flowers and shrubs. The rear gardens are laid to large decked seating area with raised fishpond, patio with pergola, lawns, gravelled areas with established plants, flowers, shrubs and trees. There is also a herb garden and shed. Door leads to the;

Workshop

4.95m x 3.44m (16'2" x 11'4")

With power and light, with doors to the side and rear aspects.

Services

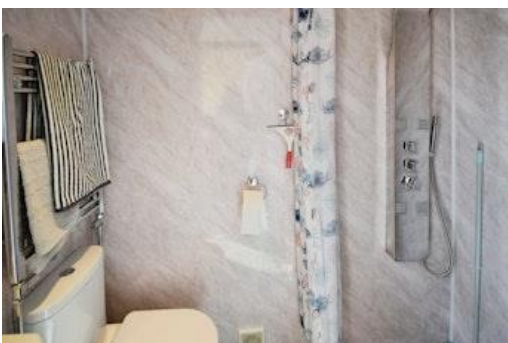
The property has mains gas central heating, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor 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

Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office. Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

Directions

From our office in Skegness proceed along Roman Bank/A52 north. Go past the golf course and go through the traffic lights. Take the next turn on the left onto Church Lane 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/sale/X6BssiFwJX7aK3C1BEnugk/view>

Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

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 - OK, Three - Great, EE - Good

Parking: Driveway, Off Street, and Private

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/>

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.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

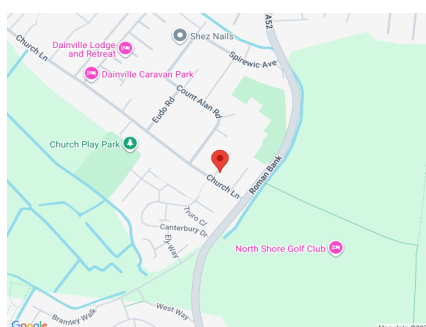
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

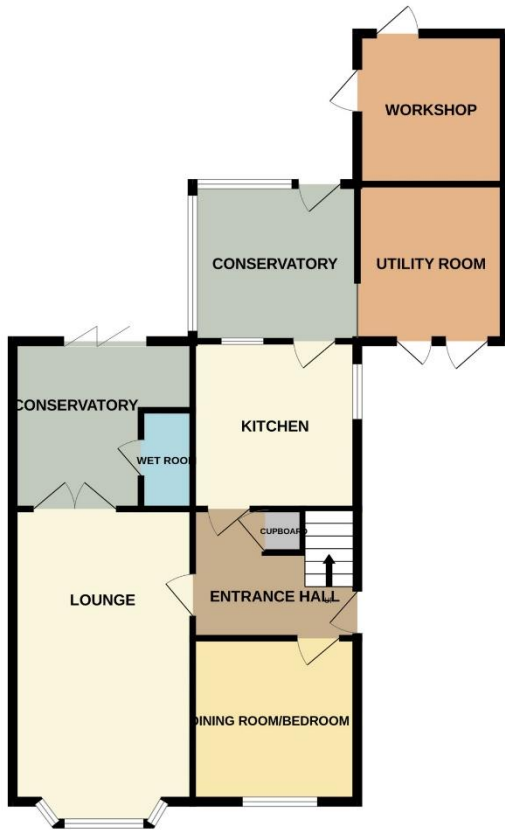
Agents Notes

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.





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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