Buy. Sell. Rent. Let.



The Sunningdale, Lumley Fields, Skegness, PE25 1GU

3 3 1

£299,950

When it comes to property it must be lovelle







£299,950

3 3 1

Key Features

- (EV) Electric Car Charging Point
- (PV Panels) Solar Panels to Reduce Your Energy Costs
- Kitchen Diner
- Downstairs WC and Family Bathroom
- Master Suite with En-Suite
- UPVC Double Glazing & Gas Central Heating
- EPC rating A
- Tenure: Freehold



















This beautiful house features roof-mounted solar panels and an integrated EV charger, ensuring convenience and future-readiness. Modern design, eco-friendly technology and low running costs, the perfect combination for today's lifestyle. Accommodation comprises entrance hall, downstairs wc, lounge, kitchen-diner with French doors to conservatory and garden. Upstairs there is a master bedroom with En-suite, fitted wardrobes, second bedroom, family bathroom and third bedroom/study! The property has a front and rear garden, driveway and single garage! The property will be fitted to a beautiful modern standard throughout. Offer T&Cs apply, upgrades can include flooring, integrated appliances, turfing.

Hall
Entered via composite front door with radiator, storage cupboard, stairs to first floor, doors to;

WC
Fitted with low level wc, wash hand basin, radiator.

Lounge
UPVC bay window to the front aspect, radiator.

Kitchen-Diner
UPVC window to the rear aspect, radiator, with fitted kitchen; standard and upgraded finishes available. Standard kitchen comprises of fitted base and wall cupboards, work surface, inset sink, integrated oven and hob with extractor fan over, space and plumbing for appliances of choice, combi boiler, patio doors to;

Conservatory
Of UPVC and brick construction, with patio doors to the rear garden.

Landing
Loft access, doors to;

Bedroom one
UPVC bay window to the front aspect, radiator, two fitted wardrobes, door to;

En-Suite
UPVC window to the front aspect, shower enclosure, low level wc, wash hand basin, ladder style radiator.

Bedroom Two
UPVC window to the rear aspect, radiator.

Bedroom Three
UPVC window to the rear aspect, radiator.

Bathroom
UPVC window to the side aspect, ladder style radiator, panelled bath, low level wc, wash hand basin.

Outside
There is garden to front and rear with driveway leading to the garage.

NB
The photos shown on this brochure are from other plots/designs and are to for illustrative purposes to give an example of the quality and finish.

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
Located on the popular Lumley Fields development built by Manorcrest Homes. Very popular area benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions
From our office on Roman bank proceed along Roman Bank to The Ship traffic lights. Turn left onto Burgh Road. Opposite the Esso petrol station turn right onto Churchill Avenue. Continue along until you get to the mini roundabout. Go straight on at the round about and at the bottom turn left onto Normandy Road and then the next right onto Coleby Grange Avenue and the house can be found on the left-hand side.

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 and 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.

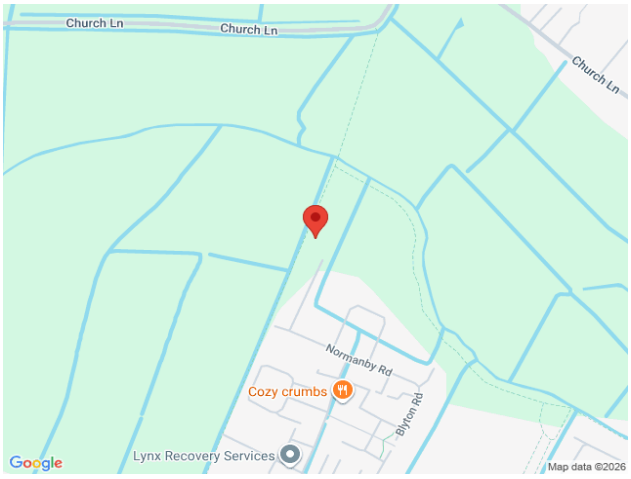
Energy Performance Certificate
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will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

Agents Notes

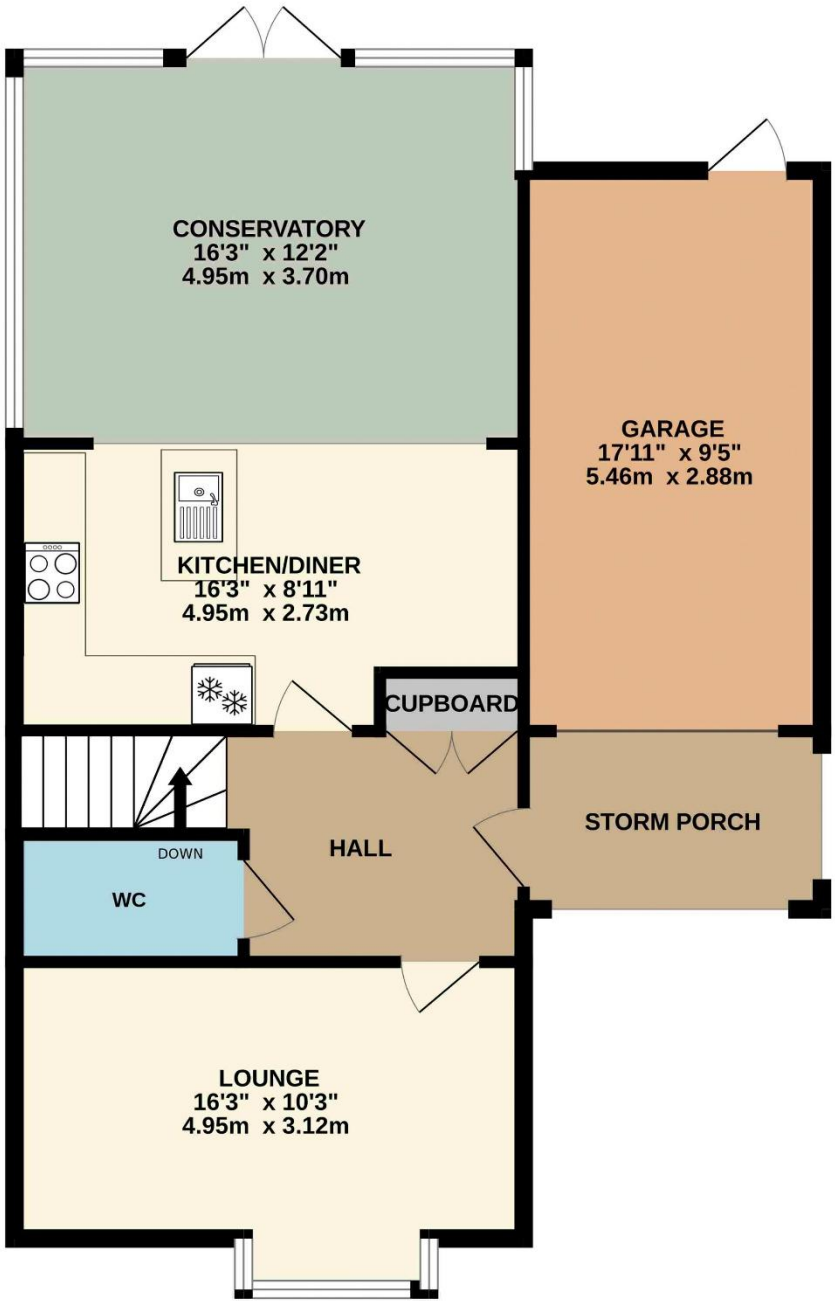
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not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

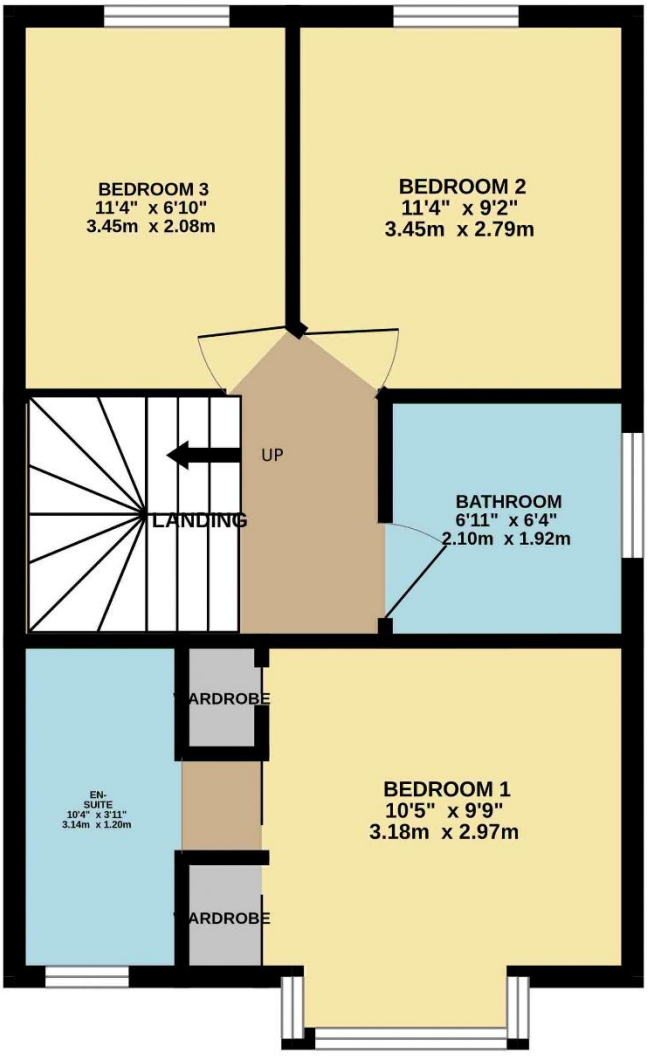
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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it must be

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The Property Ombudsman