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East View, Croft Bank, Skegness, PE24 4RE



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Offers Over £200,000

When it comes to  
property it must be

  
**lovelle**

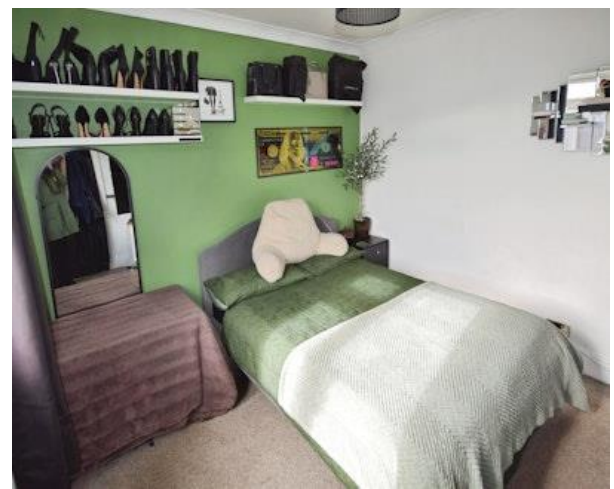
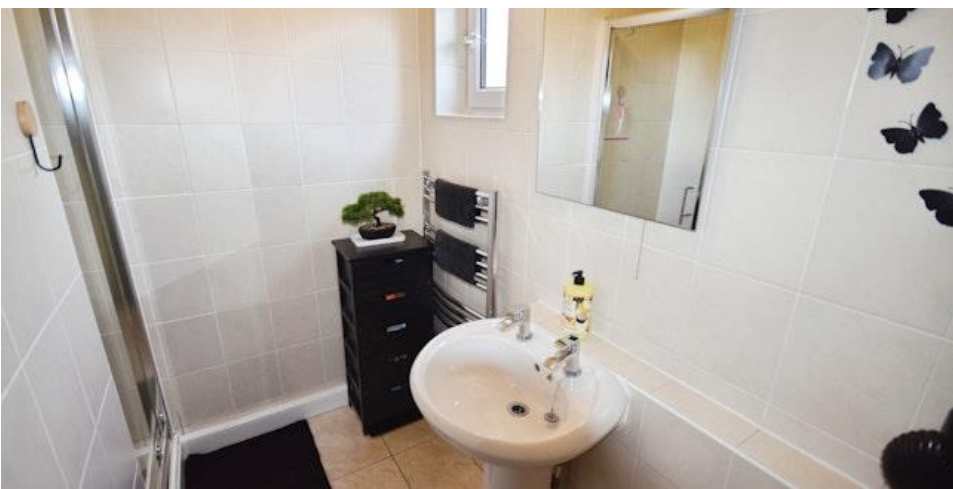


Offers in excess of £200,000

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### Key Features

- Open Field Views
- Two Shower Rooms
- Lounge-Diner
- Modern Kitchen
- Block Paved Driveway
- Good Size Enclosed Garden with GARDEN ROOM
- EPC rating E
- Tenure: Freehold





Flexible accommodation! In the agent's opinion the layout of this property offers versatile living accommodation. With a large extension to the rear incorporating a double bedroom and shower room and a separate rear entrance, makes it ideal for someone looking for annex style accommodation. Connected to the rest of the bungalow by a lovely, bright modern kitchen through to a large lounge-diner with multi fuel burner with two further bedrooms and further shower room this bungalow offers well presented accommodation with great scope. Handy semi-rural location just two miles out of town with open fields to the front and rear aspects. Block paved driveway plus good size enclosed rear garden with the benefit of a brick built garden room which offers a great place to relax/entertain or as a home office or hobbies room!

### Entrance Porch

Entered via UPVC front door with tiled floor, UPVC door opens to;

### Lounge-Diner

8.06m x 3.56m (26'5" x 11'8")

Great size room with UPVC bay window to the front aspect, two radiators, multi-fuel burner, French doors to the kitchen, doors to bedroom one and Inner Hall.

### Bedroom One

3.17m x 3.17m (10'5" x 10'5")

With UPVC window to the front aspect, radiator.

### Inner Hall

With access to loft (drop down ladder, partly boarded and light), radiator, doors to wc, shower room and bedroom three.

### Bedroom Three

3.15m x 2.08m (10'4" x 6'10")

Currently used as a dressing room but would make a good size single bedroom or smaller double. With UPVC window to the side aspect, radiator.

### Shower Room

With UPVC window to the rear aspect, walk-in style shower, wash hand basin inset to vanity unit, tiled walls, ladder style radiator.

### WC

With UPVC window and low level wc.

### Kitchen

4.24m x 3m (13'11" x 9'10")

With UPVC window to the side aspect, tiled floor, spotlights, fitted base and wall cupboards with work surfaces over, inset stainless steel sink, tiled splash backs, Belling electric cooker with extractor over, space for washing machine, space for American style fridge-freezer, Worcester combi boiler, door to;

### Rear Hall

With UPVC patio doors to the rear garden, tiled floor, storage cupboard, doors to bedroom two and;

## Second Shower Room

With UPVC window to the side aspect, shower cubicle, pedestal wash hand basin, low level wc, radiator, tiled walls.

## Bedroom Two

3.02m x 2.97m (9'11" x 9'8")

With UPVC window and radiator.

## Outside

To the front is a block paved double width driveway and bedded borders. gated access leads to the rear garden, laid to gravel, lawn and patio with timber shed, greenhouse, brick garden room, bedded borders, enclosed by fencing and walling.

## Garden Room

3.55m x 2.93m (11'7" x 9'7")

Brick built room accessed via UPVC door with two UPVC windows, power and light. Ideal as a space to relax/entertain, home office or even hobbies room!

## Directions

From our office in Skegness take the A52 south out of town going past B&Q. After approx two miles you will see the bungalow on your right hand side marked by our for sale board (just before Lomax garage).

## Location

Handy semi-rural location just two miles out of town with open fields to the front and rear aspects.

## Services

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.

## 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.

## Agent's 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.

## Material Information

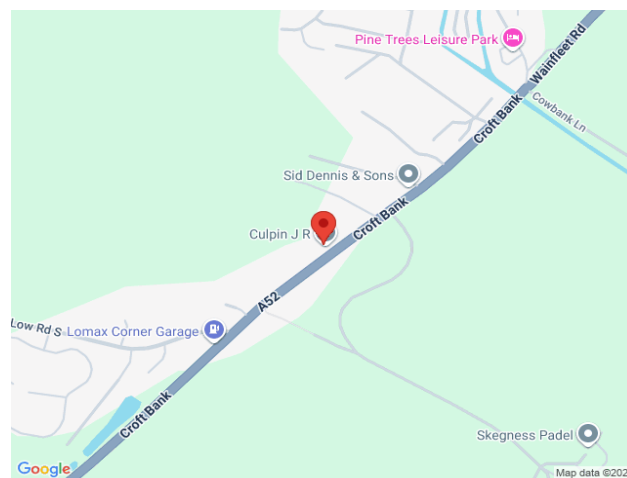
Council Tax band: B  
Tenure: Freehold  
Property type: Bungalow  
Property construction: Standard construction  
Energy Performance rating: E  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: LPG-powered central heating is installed.  
Heating features: Double glazing and Wood burner  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, 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: 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

## 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/9UtjyqRSM8SZJWikceqijh/view>

## Anti-Money Laundering

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.





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