

Buy. Sell. Rent. Let.



15 Forsyth Crescent, Skegness, P25 3PR



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£185,000

When it comes to  
property it must be

 **lovelle**



£185,000

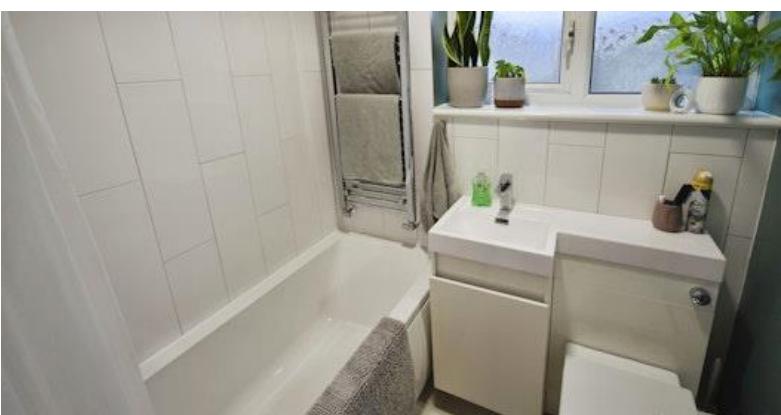


#### Key Features

- Immaculate Bungalow - No Onward Chain
- Good Size Rear Garden- Not Overlooked
- Modern, Re-fitted Kitchen-Diner
- Lounge with French Doors to the Rear Garden

- Good Size Driveway
- Detached Single Garage
- EPC rating TBC
- Tenure: Freehold







Immaculate bungalow in great cul-de-sac location for sale with NO ONWARD CHAIN! This lovely semi-detached bungalow has been upgraded and improved by the current owners with accommodation to include; modern kitchen-diner with integrated appliances, lounge with French doors to the rear garden, modern bathroom, two double bedrooms with gas central heating and UPVC double glazing. Good size frontage and driveway providing off road car parking for numerous vehicles and single garage. Great position within 1/2 a mile of the town centre, Tesco's and bus & train stations. Lovely cul-de-sac position in popular residential area.

## Kitchen-Diner

11'2" x 9'0" (3.4m x 2.7m)

Entered via UPVC side door with UPVC window to the front aspect, tiled floor, radiator, fitted base and wall cupboards, work surfaces with inset single drainer, integrated electric oven, integrated halogen hob with extractor over, integrated washing machine, integrated fridge-freezer, Worcester combi boiler, open to;

## Hallway

With loft access (part boarded with light), tiled floor, doors to;

## Lounge

12'0" x 9'9" (3.7m x 3m)

With UPVC French doors to the rear garden, radiator.

## Bathroom

5'8" x 5'4" (1.7m x 1.6m)

With UPVC window to the side aspect, back to wall wc, wash hand basin inset to vanity, bath with shower over, tiled walls and floor, radiator.

## Bedroom One

13'7" x 9'9" (4.1m x 3m)

With UPVC window to the front aspect, radiator.

## Bedroom Two

9'2" x 8'1" (2.8m x 2.5m)

With UPVC windows to the side and rear aspect, radiator.

## Outside

The frontage and driveway is laid to gravel and provides off road parking for numerous cars and leads to the garage. Gated access from the drive opens to the rear garden which is laid to lawn, patio and decking with raised bed, raised fishpond with filter, wooden bin stores, all enclosed by fencing.

## Garage

15'8" x 8'3" (4.8m x 2.5m)

With up and over door, UPVC personnel door to the rear garden, power and light.

## 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

Great position within 1/2 a mile of the town centre, Tesco's and bus & train stations. Lovely cul-de-sac position in popular residential area.

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights and past the primary school and turn left into Kennedy Avenue and then first left into Forsyth Crescent.

## 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/7NLJkkEF6T5rs6ZCk1ySQf/view>

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: TBC

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 - Good, Three - Good, EE - Great

Parking: Driveway and Garage

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/>

## 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



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

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