

Buy. Sell. Rent. Let.



5 Montgomery Road, Skegness, PE25 2EX



4



2



3

£260,000

When it comes to  
property it must be

  
lovelle



£260,000

 4  2  3

### Key Features

- Good Size, Attractive Gardens
- Four Bedrooms
- Dining Room & Lounge
- Kitchen Open to Conservatory Overlooking the Rear Garden
- Family Bathroom Upstairs, Shower Room Downstairs
- Driveway, Carport & Garage
- EPC rating D
- Tenure: Freehold





A deceptively sized four bedroom detached family home, located in a pleasant cul de sac on the edge of Skegness. The property comprises of hallway, lounge, dining room, kitchen, conservatory and a handy downstairs shower room. Upstairs there are four good sized bedrooms and a family bathroom. Outside to the front there is a drive with ample parking, carport and a garage. The rear garden is a good size, mostly laid to lawn and south facing.

### Entrance Hall

Having a uPVC sealed unit double glazed entrance door with double glazed side screen, laminate flooring, radiator, ceiling light point and stairs off to the first floor, doors to;

### Dining Room

3.23m x 2.77m

Having laminate flooring, radiator, wall light point and ceiling light point, UPVC window with blinds to the side aspect, open plan through to;

### Lounge

5.18m x 3.18m

Having laminate flooring, double size radiator and ceiling light point. UPVC window with blinds to the front aspect.

### Kitchen

3.23m x 3.18m

Having a single drainer stainless steel sink unit and mixer tap set in work surfaces extending to provide a range of fitted cream coloured base cupboards and drawers under together with a range of matching wall mounted storage cupboards over, Beko washing machine and Hotpoint dishwasher, freestanding gas cooker and stainless steel extractor hood over, fitted breakfast bar, tiled splash backs to work surfaces, radiator, further fitted three quarter cupboards with housing/space for a fridge/freezer, cushioned vinyl floor covering, ceiling light point and an open plan leads to the conservatory.

### Conservatory

2.95m x 2.26m

Having a brick base and being UPVC double glazed with tiled floor, wall light point and UPVC double glazed door to garden.

### Downstairs Shower Room

Being tiled with a three piece white suite comprising tiled shower cubicle with Mira electric shower there in, wall mounted hand basin, close coupled WC, tiled floor, chrome ladder style towel rail, inset ceiling spot lights. UPVC window to the rear aspect.

### Landing

Having access to the roof space, ceiling light point, built in airing cupboard housing insulated hot water cylinder with electric immersion heater and shelving. UPVC window to the side aspect, doors to;

### Bedroom One

4.47m x 2.90m

Having a built in cupboard/wardrobe with hanging rail and shelf, radiator and ceiling light point. UPVC window to the front aspect.

## Bedroom Two

3.05m x 2.64m

Having a built-in cupboard with hanging rails and shelving, radiator, ceiling light point. UPVC window to the rear aspect.

## Bedroom Three

3.51m x 2.18m

Having a radiator and ceiling light point. UPVC window to front aspect.

## Bedroom Four

3.18m x 2.03m

Having a fitted double wardrobe with hanging rail and shelving, radiator and ceiling light point. UPVC window to rear aspect.

## Bathroom

Being tiled with a three piece white suite comprising panelled bath set in tiled splash surround with electric shower there in plus shower screen, pedestal wash basin with tiled splash backs, close coupled WC, radiator, cushioned vinyl floor covering, extractor fan and inset ceiling spot lights. Opaque UPVC window.

## Outside

The front garden is laid to patio and concrete driveway to the side leads to the carport and garage. The rear garden is laid to patio and lawn with planted borders, raised fishpond, useful brick store attached to the rear of the garage. Rear garden enclosed by fencing.

## Garage

Of brick construction with concrete floor, up and over door, wall mounted gas central heating boiler, electricity connected and light with uPVC side personal door. ADJACENT BRICK BUILT STORE with electricity connected and shelving with uPVC door opening to the rear garden.

## 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

Lovely position on a no-through road in a quiet, popular residential area less than a mile from town.

## Directions

From our office on Roman Bank proceed onto the one way system and take the fourth exit onto Wainfleet Road (A52). Go past Morrisons and opposite the rugby club turn right onto Queens Road. Take the first left onto Montgomery road. The property can be found down the road marked by our for sale sign.





### 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/JncEzkYNbzK2WRMvaqRCx7/view>

### Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

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: Off Street, Garage, and 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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

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

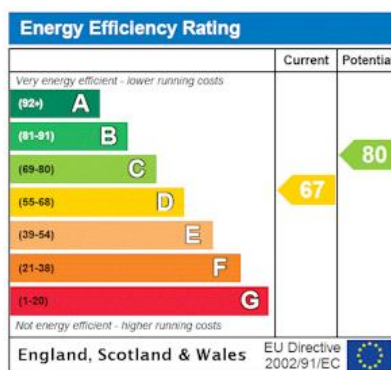
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

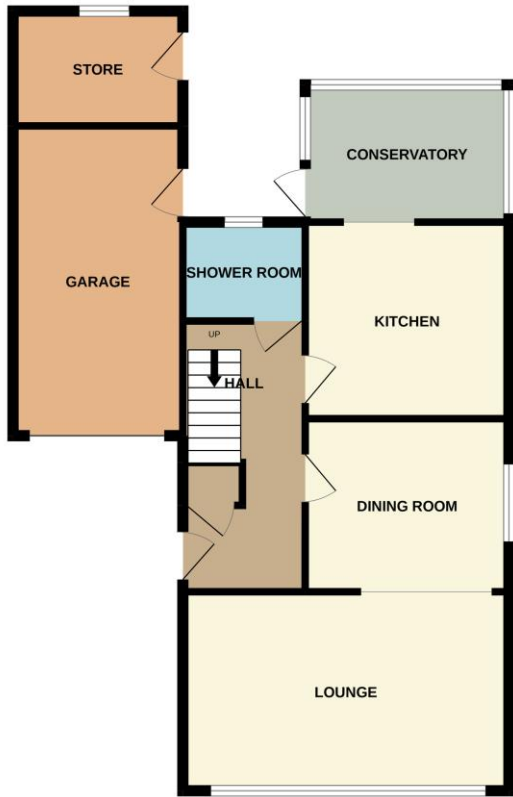
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



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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