

Buy. Sell. Rent. Let.



11 Maxwell Road, Skegness, PE25 2FE



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Shared Ownership £72,000

When it comes to
property it must be


lovelle

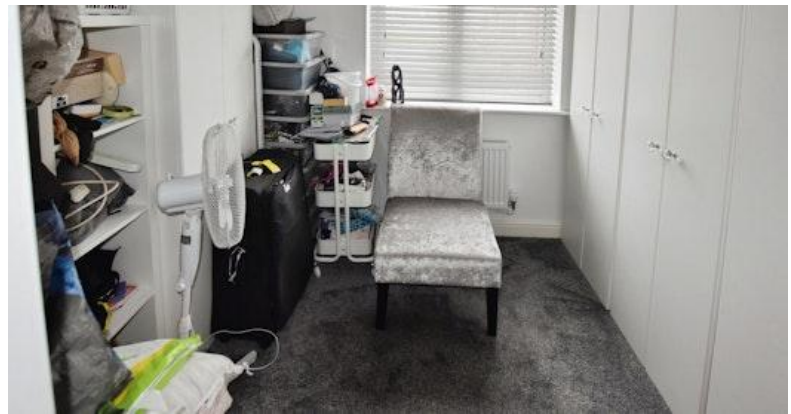


Shared ownership £72,000



Key Features

- NO ONWARD CHAIN
- Three Bedrooms
- Ensuite to Master Bedroom
- Tandem Driveway
- Downstairs WC
- EPC rating B
- Tenure: Leasehold





DECEPTIVELY SPACIOUS! 35% SHARED OWNERSHIP HOME! This lovely semi-detached house offers tandem driveway for two cars, enclosed rear garden, gas central heating and UPVC double glazing with a good energy efficiency 'B' rating. The accommodation comprises; entrance hallway, lounge, kitchen-diner, downstairs wc, upstairs bathroom and three bedrooms, ensuite to master bedroom. Located on the edge of the development is within a mile of a handy convenience store and a pub/restaurant and within 1.5 miles of primary and secondary schools.

Entrance

Entered via a Composite door, doors to;

WC

With low level WC, wash hand basin, radiator, extractor fan.

Lounge

4.93m x 3.49m (16'2" x 11'6")

With UPVC windows to the front and side aspects, radiator.

Kitchen/Diner

5.73m x 2.89m (18'10" x 9'6")

With UPVC window to the rear aspect, composite door to the rear, fitted with a range of base and wall cupboards with worktops over, inset stainless steel sink, integrated double oven, electric hob with extractor over, space for fridge freezer, space for washing machine and dishwasher.

First Floor Landing

With loft hatch, airing cupboard housing combi boiler, doors to;

Bathroom

2.09m x 1.7m (6'11" x 5'7")

With UPVC window to the rear aspect, radiator, low level WC, pedestal wash hand basin, panel bath with screen and mixer tap over, extractor fan.

Bedroom One

3.51m x 3.04m (11'6" x 10'0")

With UPVC window to the rear aspect, radiator, door to ensuite.

Ensuite

2.68m x 1.01m (8'10" x 3'4")

With UPVC window to the side aspect, shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, extractor fan.

Bedroom Two

3.7m x 2.81m (12'1" x 9'2")

With UPVC window to the front aspect, radiator.

Bedroom Three

2.82m x 2.11m (9'4" x 6'11")

With UPVC window to the front aspect, radiator.

Outside

The rear garden is enclosed by fencing and laid to lawn with patio area, with side gate providing access. To the front is a driveway providing parking for two cars and a path leads to the front door, with plants and shrubs.

Services

The property has mains gas central heating, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. The rent payable for the 65% - £344.33. 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

Very handy position on the edge of Town yet not too far from primary and secondary schools, supermarkets, shops, post office, doctors and petrol station on Burgh Road.

Directions

From Lincoln Road turn into the Meadows, follow the road, taking the second left following the signs for Clarke Way round to the left and then right. Take a left turn onto Rray Clemence Way where you will see the turn for Maxwell ahead, turn right and the property will be found on the right hand side marked by our for sale board.

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/KvafSUdM6c5iyAE81QTQLu/view>

Material Information Data

Tenure: Shared Ownership

Lease length: 986 years remaining (990 years from 2022)

Shared ownership: 35% owned

Council tax band: B

EPC rating: B

Semi-detached house, standard brick and block construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: Wide doorways and Level access

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues recorded

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

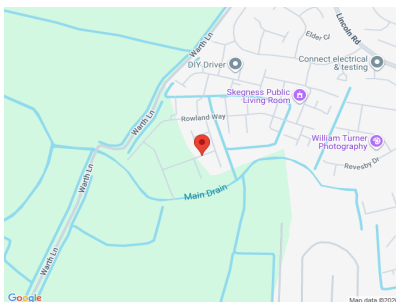
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

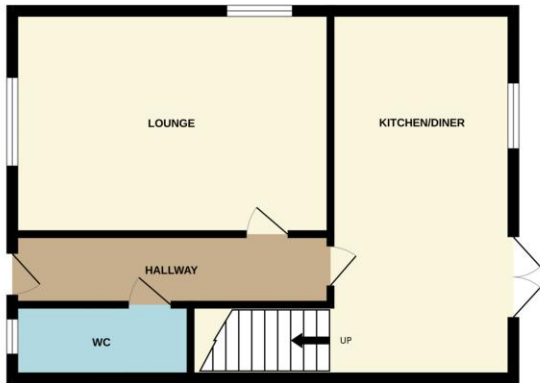
Anti Money Laundering Regulations

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.

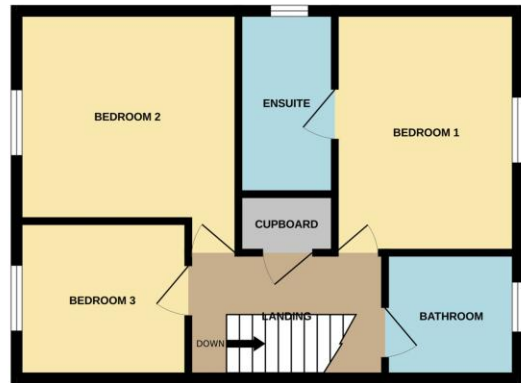


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.

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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