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8 Belton Park Road, Skegness PE25 1GW



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£198,000

When it comes to
property it must be


lovelle

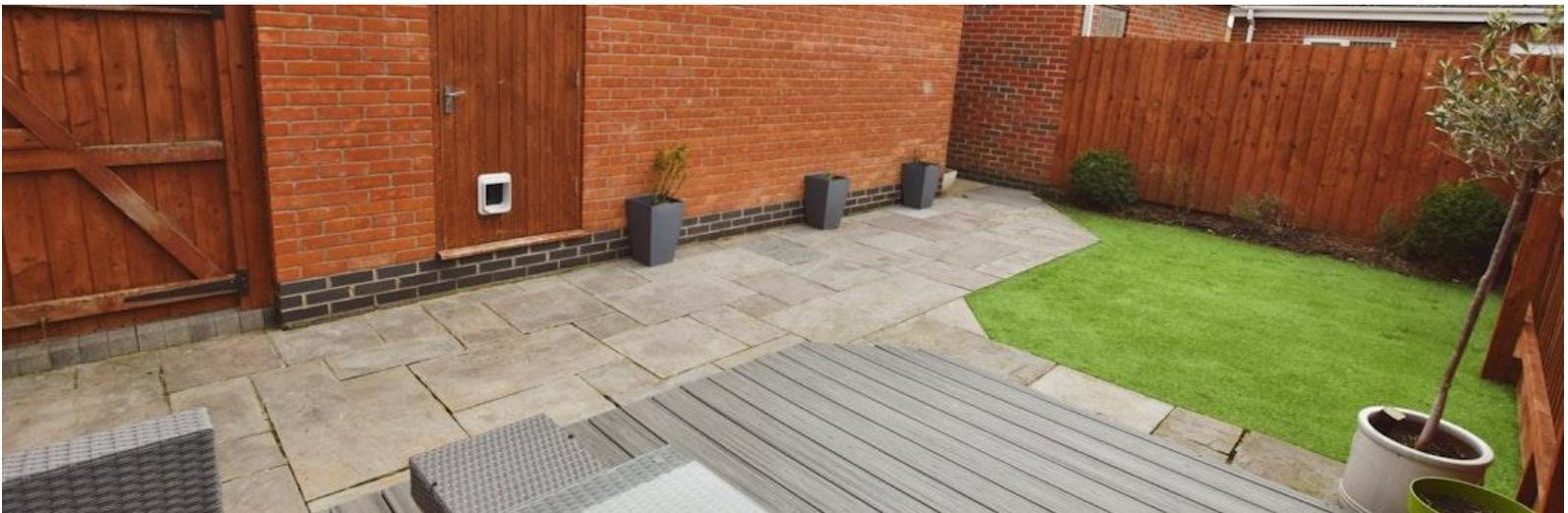


£198,000

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- Key Features**
- Beautifully Presented
 - Close to Shops and Schools
 - Front and Rear Gardens
 - Driveway and Garage

- Ground Floor WC
- Kitchen/Diner and Lounge
- EPC rating C
- Tenure: Freehold





WOW, this modern house must not be missed! Competitively priced for a quick sale this NO CHAIN house is in great condition and offers three bedrooms and a garage! The accommodation comprises entrance hall, lounge, kitchen-diner, downstairs wc, upstairs family bathroom and three bedrooms with gas central heating and uPVC double glazing. Outside the house has block paved driveway, garage and enclosed rear garden. Great location on the popular Lumley Fields development 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.

Entrance Hall

Entered via a front composite door, with stairs to first floor, door to;

Lounge

5.35m x 3.49m (17'7" x 11'6")

With UPVC window to the front aspect, radiator, decorative fireplace surround with inset electric fire, door to;

Kitchen-Diner

4.65m x 2.93m (15'4" x 9'7")

Fitted with a range of modern base and wall units, with wood effect worksurfaces with tiled splashbacks, inset 1&1/2 bowl sink unit with mixer tap over, integrated electric oven with gas hob and extractor hood above, space and plumbing for washing machine, space for fridge freezer, concealed wall mounted gas central heating boiler, radiator, UPVC window to the rear elevation and UPVC French doors opening to the garden.

WC

With low level W.C, wash hand basin, radiator.

Landing

With access to loft, built in storage cupboard, doors to;

Bedroom One

4.34m x 2.49m (14'2" x 8'2")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.94m x 2.47m (12'11" x 8'1")

With UPVC window to the rear aspect, radiator.

Bedroom Three

2.79m x 2.04m (9'2" x 6'8")

With UPVC window to the front aspect, radiator.

Bathroom

2.52m x 2.03m (8'4" x 6'8")

Fitted with panelled bath with shower over, low level W.C, pedestal wash hand basin, part tiled walls, radiator, opaque UPVC window to the rear elevation.

Outside

To the front of the property is a lawned garden with block paved path to the front door. A block paved drive to the side provides off road parking and leads to the garage. A gate to the side of the garage leads to the enclosed rear garden which includes a lawn, paved area and a raised decked patio seating area.

Garage

5.45m x 2.66m (17'11" x 8'8")

With up and over door, side door into the rear garden, light and power connected.

Services

The property has electric heating, mains water, sewerage and electricity. 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

Situated on the popular Lumley Fields development. Pleasant surrounding and withing 1/2 a mile of the doctors, shops, and pubs. The town centre and the beach are approximately 1.5 miles away.

Directions

From our office on Roman Bank proceed along Roman Bank to the Ship traffic lights and turn left onto Burgh Road. Opposite the petrol station turn right onto Churchill Avenue. Continue along to the mini roundabout and turn left onto Belton Park Road and the property can be found on the left hand side marked by our for sale board.

Material Information

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.

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains Drains

Heating: Gas central heating

Heating features: Double glazing,

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Garage, 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

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

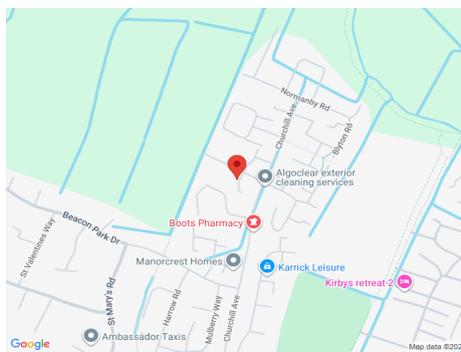
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

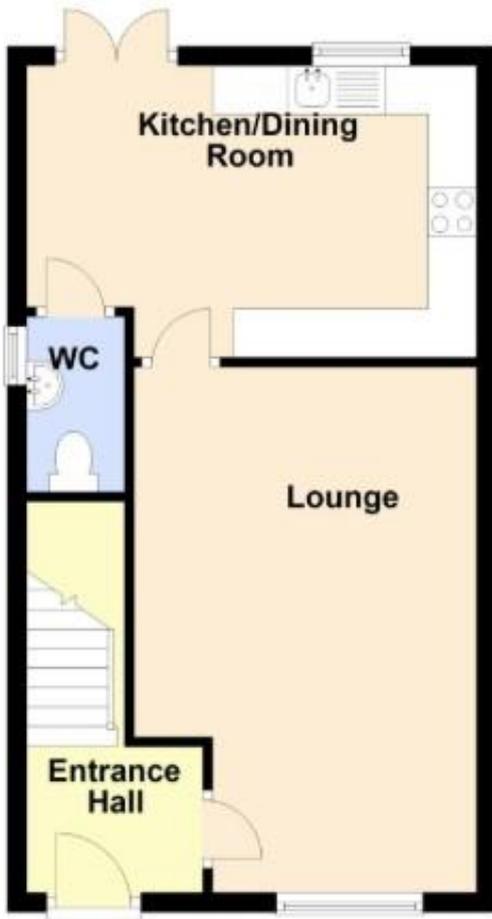
Anti Money Laundering Regulations

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.

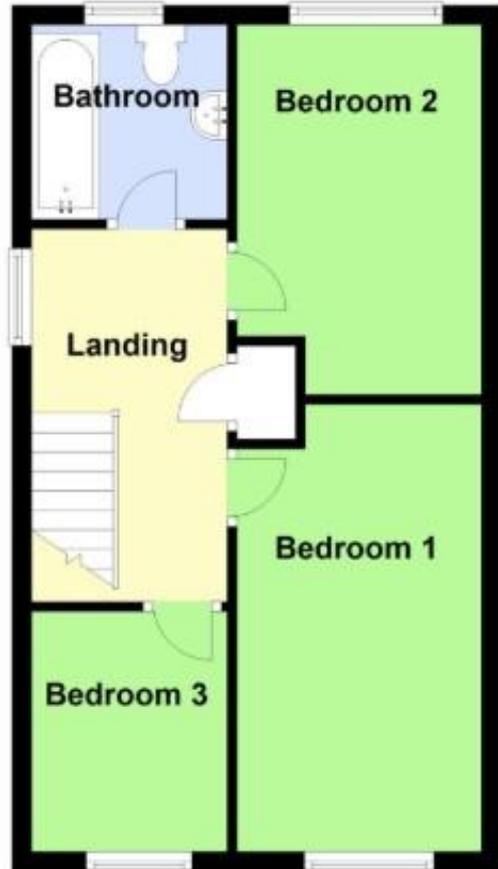


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 26.5 sq. metres (285.2 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

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