

Buy. Sell. Rent. Let.



38 Sunningdale Drive, Skegness, PE25 1AY



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£125,000

When it comes to
property it must be


lovelle



£125,000

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- Key Features**
- For Sale by Modern Auction
 - Spacious Semi Detached House
 - NO ONWARD CHAIN
 - Three Double Bedrooms
 - Driveway and Double Garage

- Close to Beach and Amenities
- Three Reception Rooms
- EPC rating E
- Tenure: Freehold



Very spacious semi-detached house in a popular location! Located less than 350 metres from the beach and local shops, restaurants, pubs and take-aways and also only just over half a mile to the town centre! Great project with accommodation comprising; entrance porch, hall, sitting room, lounge, dining room, kitchen, upstairs bathroom and separate WC and three double bedrooms with gas central heating and majority UPVC double glazed windows. Driveway leading to a double garage plus front and rear gardens.

Porch

3.17m x 1.54m (10'5" x 5'1")

Entered via a UPVC front door, two UPVC windows, tiled floor, door to;

Sitting Room

3.95m x 3.33m (13'0" x 10'11")

UPVC window to the rear aspect, radiator, open to hall, door to;

Lounge

3.95m x 3.64m (13'0" x 11'11")

With UPVC window to the front aspect, two radiators.

Hall

Stairs to the first floor, large understairs storage cupboard, door to;

Dining Room

3.98m x 3.19m (13'1" x 10'6")

UPVC windows to both sides, radiator, door to;

Kitchen

4.17m x 3.98m (13'8" x 13'1")

With three UPVC windows, UPVC door to the rear garden, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, freestanding gas cooker, Glow Worm central heating boiler, space for washing machine, space for tumble dryer, space for fridge freezer.

Landing

A spacious landing with UPVC window to the side aspect, doors to;

WC

With UPVC window to the side aspect, low level WC.

Bathroom

With UPVC window to the side aspect, bath and wash hand basin, radiator, cupboard housing the hot water tank.

Bedroom One

3.97m x 3.66m (13'0" x 12'0")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.97m x 3.33m (13'0" x 10'11")

With UPVC window to the front aspect, radiator.

Bedroom Three

3.98m x 2.57m (13'1" x 8'5")

With UPVC window to the rear aspect, radiator.

Outside

To the front is a garden laid to lawn with plants and shrubs. Double gate open to concrete drive leading down the side of the house to the double garage. The rear garden is laid to lawn with a green house and is enclosed by fencing. To the rear of the kitchen is an outside WC.

Services

The property has gas central heating, mains water, sewerage and electricity. White goods are included in the sale. 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, popular, residential area within 350 metres of the beach and a mile of the town centre. Great location for North Shore golf course while still not too far from handy convenience stores, petrol station, restaurants and take-aways.

Directions

From our office on the corner of Roman Bank and the One Way System continue along Roman Bank north. Proceed over the lights at the Ship Inn, pass ASDA then take first right onto Sea View Road, and the second left onto Sunningdale Drive 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/3PqdpfTngU7SdgY8Rjjgw/view>

Material Information Data

Council tax band: C
EPC rating: E
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Hatch in bathroom
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone good, Three great, EE great
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: yes
River and sea flooding risk: Medium;
Surface water flooding risk: Very Low;
Reservoir flooding risk: Not at risk;
Groundwater flooding risk: Unlikely
No specialist issues rec

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.

Auctioneers Comments Continued

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

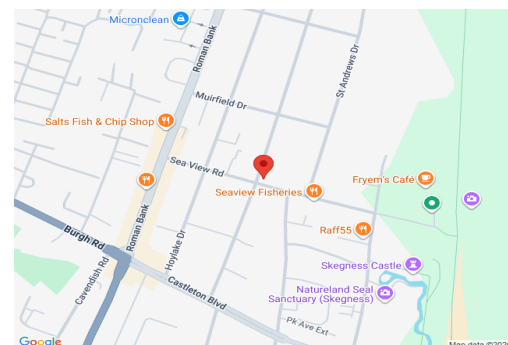
By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in 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.lovell.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.

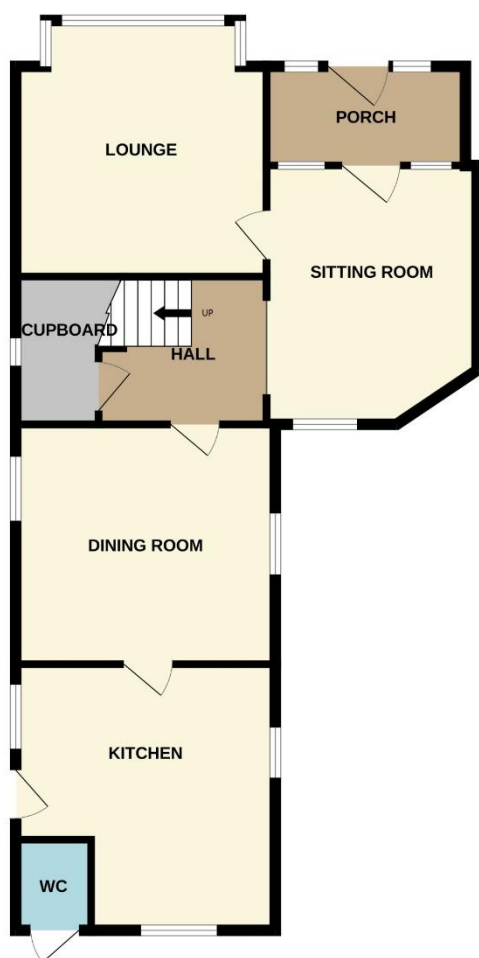
Agents Notes

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



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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