

Buy. Sell. Rent. Let.



26 Marine Drive, Ingoldmells, PE25 1LA



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£172,995

When it comes to
property it must be


lovelle



£172,995



Key Features

- NO ONWARD CHAIN
- Two Double Bedrooms
- Driveway and Garage
- Detached Bungalow
- Owner Owned Solar Panels
- Coastal Location
- EPC rating E
- Tenure: Freehold





NO ONWARD CHAIN, Fantastic coastal location just 300 meters to the beach. This Detached Bungalow offers two double bedrooms, lounge, sun room, kitchen, shower room, utility room, garage with large driveway for several cars/vehicles and enclosed gardens. The bungalow also benefits from owner solar panels. Located in popular seaside village of Ingoldmells, well served with shops, doctors, pubs/restaurants, cafes, bus services and the golden sandy beach.

Entrance

3.35m x 2.39m (11'0" x 7'10")

Entered via a composite front door leading to sun room/dining area, two radiators, UPVC windows to three aspect, front door to;

Lounge

3.76m x 4.03m (12'4" x 13'2")

With UPVC bay window to the side aspect, multi fuel burner, tiled hearth, surround, radiator, door to;

Bedroom Two

3.36m x 2.46m (11'0" x 8'1")

With UPVC window to the side aspect, radiator, door to;

Bedroom One

3.11m x 3.37m (10'2" x 11'1")

With UPVC window to the side aspect, radiator, four door wardrobe.

Kitchen

2.54m x 2.25m (8'4" x 7'5")

With UPVC window to the side aspect, fitted with an array of base and wall cupboards, with worktops over, integrated electric oven and hob, with extractor over, inset stainless sink, radiator.

Shower Room

1.97m x 2.07m (6'6" x 6'10")

With UPVC window to the rear aspect, double shower cubicle with sliding doors, mains shower, vanity sink, low level WC, radiator.

Storage Cupboard

Housing boiler.

Utility Room

1.66m x 2.01m (5'5" x 6'7")

With UPVC window to the side aspect, door to the rear garden, with worktops with space for under counter fridge, washing machine, space for free standing fridge freezer, storage cupboard.

Outside

To the front is concrete drive with a gravel parking area, enclosed by fencing and gate. The rear is enclosed by fencing with patio area, lawn and flower borders.

Garage

With power and light, stable doors for access.

Services

The property has LPG gas, 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

Ingoldmells lies approximately 3 miles to the north of the popular east coast resort of Skegness and is home to many of the major visitor attractions and has beautiful golden sandy beaches.

Directions

From Skegness take the A52 north on Roman Bank. Proceed past Butlins and take the first right onto Roman Bank follow the road about 500mts, then turn right onto Coronation road, at the end of the road turn right onto Marine drive and the property will be found on the right hand side.

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/WQHd83jgJrcnte2MC9Hw9/view>

Material Information Data

Tenure: Freehold

Council tax band: A

EPC rating: E

Detached bungalow, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Mains electricity

Solar panels: owned outright

Mains water

Mains foul drainage

Mains surface water drainage

LPG central heating, installed 1st Jan 2017

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway and Gated

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 recorded

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewings

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

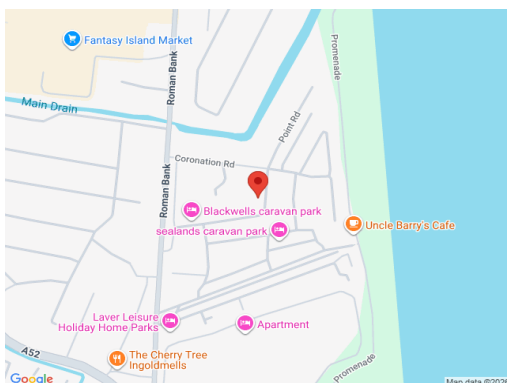
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		



While every attempt has been made to ensure the accuracy of the floor plan 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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When it comes to **property**
 it must be


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