Buy. Sell. Rent. Let.



3 Grunnill Close, Skegness, PE25 2PN

3 2 1

£150,000

When it comes to property it must be lovelle







£150,000

3 2 1

Key Features

- NO ONWARD CHAIN
- Semi Detached House
- Three Bedrooms
- Front and Rear Gardens
- Slabbed Driveway
- Lounge
- EPC rating C
- Tenure: Freehold

















This semi-detached house presents a well-proportioned and thoughtfully arranged living space, offering an attractive opportunity for those seeking a three bedroom home in Skegness. The property provides versatility for both families and professionals, set out with comfortable accommodation and practical features. Upon approach, the house benefits from a slabbed driveway, contributing to ease of access to the residence. Both front and rear gardens further enhance the exterior, providing outdoor areas suitable for leisure and gardening pursuits. Internally, the home is designed to offer a balanced lifestyle. The welcoming lounge provides space for relaxation and social gatherings. The kitchen-diner is well-suited for daily living and entertaining, with ample room for dining and meal preparation and French doors leading out to the rear garden. There is also a handy downstairs shower room plus family bathroom to the first floor with three good size bedrooms. With gas central heating (new boiler 2025) and recently replaced UPVC windows (2023). There are three bedrooms, offering flexibility for accommodation or home working as required. The property includes a shower room and a bathroom, accommodating a range of preferences and needs. Gas central heating is present throughout the house, ensuring consistent warmth and comfort. The property is offered with no onward chain, streamlining the process for prospective buyers. Located in Skegness, Lincolnshire, the property is positioned within a well-established area benefitting from access to local amenities and transport links. Skegness is known for its coastal setting and offers a range of shopping, leisure, and educational facilities, providing residents with convenience and a variety of services. The area is well-connected, supporting both travel within Skegness and to neighbouring regions.

Hall
Entered via a UPVC door with cloaks cupboard, understairs storage cupboard, stairs to the first floor, radiator, laminate flooring, doors to;

Shower Room
2.87m x 0.85m (9'5" x 2'10")
With UPVC window to the front aspect, shower cubicle, low level WC, tiled floor, wall fan heater.

Lounge
4.03m x 3.7m (13'2" x 12'1")
With UPVC window to the front aspect, radiator, laminate flooring.

Kitchen-Diner
6.69m x 2.62m (21'11" x 8'7")
With UPVC window to the rear aspect, UPVC French doors to the rear aspect, fitted with range of base and wall cupboards, integrated electric oven, integrated halogen hob, stainless steel sink, space for washing machine, space for tumble dryer, space for fridge freezer, breakfast bar area or space for further appliances, large larder style cupboard, radiator.

Landing
With loft access, doors to;

Bedroom One
3.72m x 3.31m (12'2" x 10'11")
With UPVC window to the front aspect, radiator.

Bedroom Two
3.72m x 2.71m (12'2" x 8'11")
With UPVC window to the rear aspect, radiator.

Bedroom Three
2.93m x 2.16m (9'7" x 7'1")
With UPVC window to the front aspect and radiator.

Bathroom
With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, panelled bath, tiled walls, cupboard housing the central heating combi boiler (new 2025).

Outside
To the front is a garden laid to lawn and slabbed driveway. Gated access to the side opens to the rear garden which is laid mainly to lawn with trees and plants and is enclosed by fencing.

Services
The property has gas 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
Handy position with pubs, schools, supermarket, Post Office, doctors within a mile. Also the golden sandy beach, the town centre and train station are just over a mile away.

Directions
From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Go past the petrol station and turn left onto Lyndhurst Avenue take the third turn on the right into Lancaster Avenue and the turning Grunnill Close will be found on the left hand side with the property 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/Ud1gM5yyFFC4gWaobAZbcw/view

Material Information Data
Tenure: Freehold
Council tax band: A
EPC rating: C
Detached house, standard brick and block construction
3 bedrooms, 1 bathroom
Building safety issue disclosed
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Ladders needed and the loft is on the landing
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three great, EE good

Parking: Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Specialist issues: Asbestos: In storage cupboard in kitchen
Onward chain: no

Title Register Restrictions

The property is subject to restrictive covenants, which are legal promises not to do certain things on the land. These are contained in a 1993 document between the local council and a previous owner.
There is a standard restriction which means the property cannot be sold or transferred without the consent of the mortgage lender, National Westminster Bank PLC. This is a normal procedure to ensure the mortgage is paid off as part of the sale process.

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

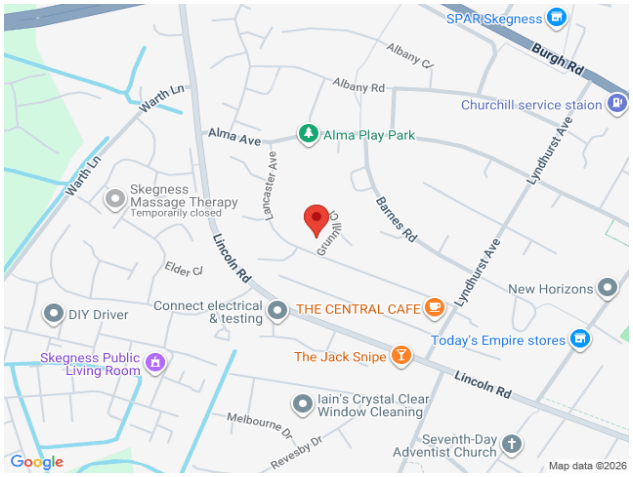
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

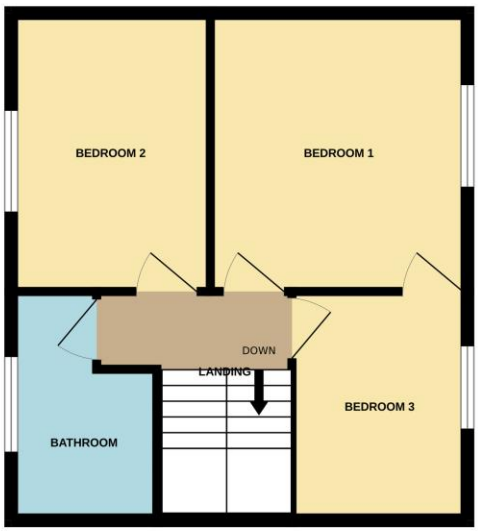
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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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The Property Ombudsman

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