

Buy. Sell. Rent. Let.



10 Greenland Square, Skegness, PE25 2FF



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2



1

£250,000

When it comes to  
property it must be

  
lovelle



£250,000

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- Key Features**
- No Onward Chain
  - Built 2023 - Still Under Builders Warranty
  - Driveway & Garage
  - Lounge with Bay Window

- Beautiful Kitchen-Diner
- En-Suite & Fitted Wardrobes to Master
- EPC rating B
- Tenure: Freehold





Immaculate home built 2023, for sale with NO ONWARD CHAIN! Wonderful design offering good size kitchen-diner, downstairs WC, lounge with bay window, master bedroom with fitted wardrobes and en-suite, second double bedroom and third, decent sized single bedroom, family bathroom. With gas central heating and UPVC double glazing. Nice size, enclosed rear garden plus block paved driveway to the side of the house and detached single garage. Lovely position overlooking Greenland Square, at the bottom of the Manorcrest development and a no through road so minimal traffic. The shops, doctors, pub, post office, bus stop and schools are all within 3/4 of a mile!

### Hall

Entered via side entrance composite door with laminate flooring, radiator, cloaks storage cupboard, stairs to the first floor, doors to;

### WC

With low level wc and wash hand basin inset to vanity unit, radiator, laminate flooring.

### Lounge

16'4" x 12'10" (5m x 3.9m)

(Max dimensions into bay). With UPVC bay window to the front aspect, further UPVC window to the front aspect, radiator, laminate flooring.

### Kitchen-Diner

16'4" x 11'3" (5m x 3.4m)

With UPVC window and French doors to the rear garden, radiator, laminate flooring, spotlights, fitted base and wall cupboards, work surfaces with inset stainless steel 1 & 1/2 bowl sink, integrated electric oven, integrated gas hob with extractor over, central heating combi boiler, space for American style fridge-freezer, space for washing machine.

### Landing

With loft access, radiator, doors to;

### Bedroom One

10'7" x 9'8" (3.2m x 2.9m)

UPVC French doors to balcony overlooking the green, vertical radiator, fitted wardrobes, door to;

### En-Suite

10'2" x 3'11" (3.1m x 1.2m)

UPVC window to the front aspect, ladder style radiator, tiled floor, tiled shower enclosure, low level wc, wash hand basin inset to vanity unit, spotlights, extractor fan.

### Bedroom Two

11'4" x 9'1" (3.5m x 2.8m)

UPVC window to the rear aspect, radiator.

### Bedroom Three

11'4" x 6'9" (3.5m x 2.1m)

UPVC window to the rear aspect, radiator.

## Bathroom

6'10" x 6'4" (2.1m x 1.9m)

With UPVC window to the side aspect, ladder style radiator, tiled floor, bath with shower over and shower screen, low level wc, wash hand basin inset to vanity unit, tiling to walls where appropriate, spotlights, extractor fan.

## Outside

The front garden is open plan and laid to lawn. To the side is a block paved driveway leading to the garage. Gated access opens to the rear garden laid to patio and lawn, enclosed by fencing.

## Garage

17'11" x 10'9" (5.5m x 3.3m)

Detached, brick built with up and over door to driveway, personnel door into rear garden, power and light.

## Services

The property has mains, water, sewerage and electricity and gas central heating. There is a yearly charge of £100 & vat for maintenance of the green. 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 position overlooking Greenland Square, at the bottom of the Manorcrest development and a no through road so minimal traffic. The shops, doctors, pub, post office, bus stop and schools are all within 3/4 of a mile!

## Directions

From our office on Roman Bank proceed north and turn left at The Ship traffic lights onto Burgh Road. At the petrol station turn right onto Churchill Avenue. Continue straight over at the mini roundabout and at the end turn left onto Normanby Road and then right onto Greenland Square,

## 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/HmHpFqADQGsUgt8feL2Jfb/view>

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity





Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good  
Parking: Allocated and Garage  
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: Level access  
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/>

### 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

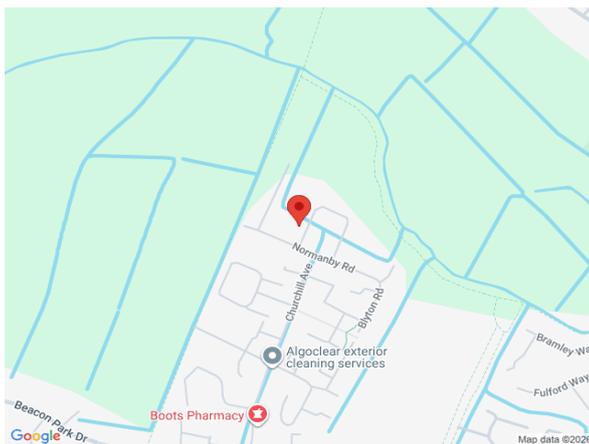
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

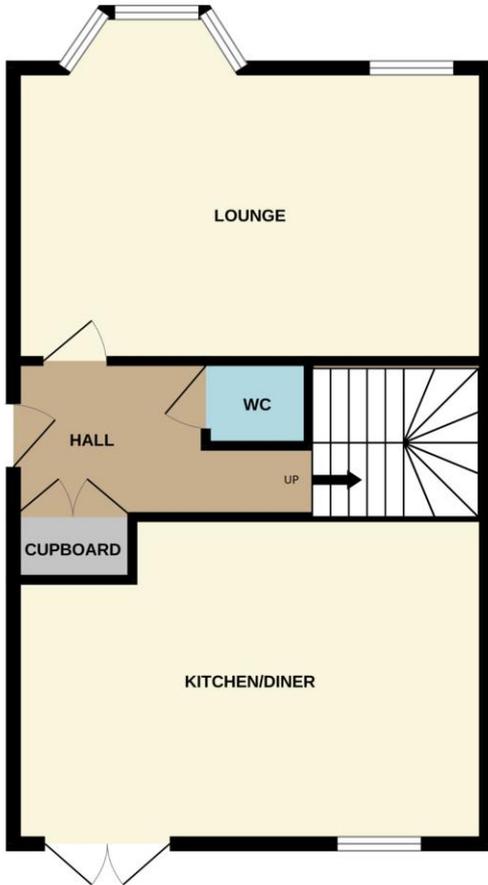
## Anti Money Laundering Regulations

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.

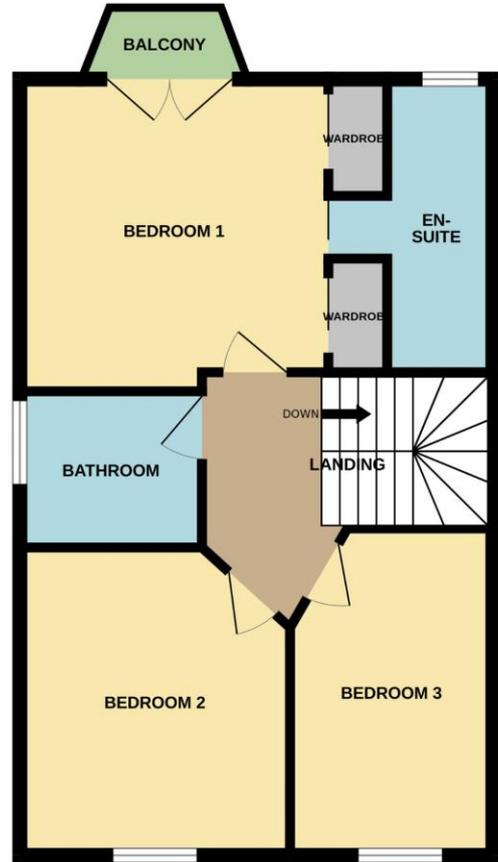


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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