

Buy. Sell. Rent. Let.



114 Richmond Drive, Skegness, PE25 3SG



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Offers Over £200,000

When it comes to  
property it must be

  
lovelle

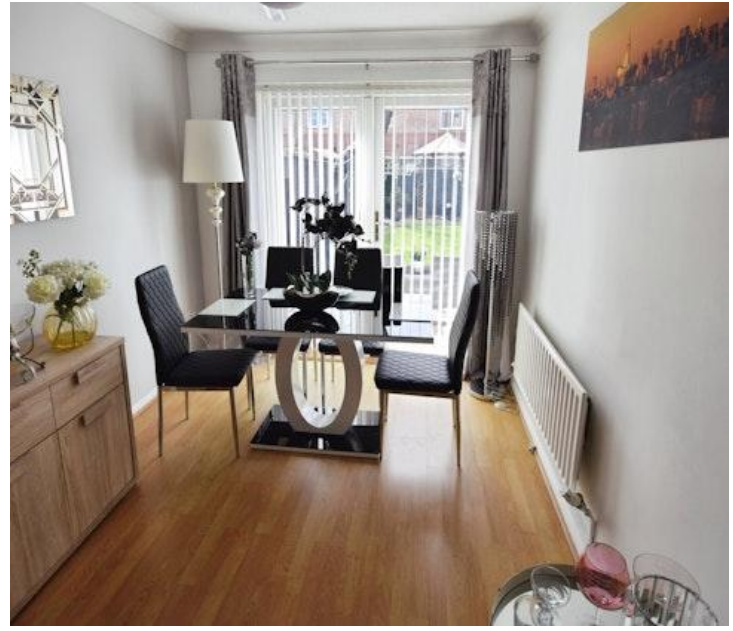


Offers Over £200,000



#### Key Features

- Gardens to the Front and Rear
- Large Gravelled Driveway & Garage
- Lounge-Diner
- Popular Location, Convenient for the Town, Beach and Primary School
- Three Bedrooms
- Downstairs WC
- EPC rating C
- Tenure: Freehold





Immaculate home with LARGE DRIVEWAY & SINGLE GARAGE! Beautifully presented semi detached house in the popular Seacroft Fields within catchment for the Richmond Primary School and only a few hundred metres from the tree lined Vine Walk, Beresford Playing Fields and the Vine Hotel/Bar/restaurant. Also within 1/2 a mile of the golden sandy beach and 3/4 of a mile of Tesco, the town centre and train station! The accommodation comprises; downstairs wc, l-shaped lounge-diner with French doors to the rear garden, kitchen and three bedrooms and bathroom to the first floor with gas central heating and UPVC double glazing. Dog and child friendly, enclosed front garden and large gravelled driveway to the side with room for numerous vehicles and the detached single garage. Lovely, landscaped, enclosed rear garden with patios and lawn.

### Entrance Hall

Entered via a UPVC front door, doors to;

### WC

With UPVC window the front aspect, blind, low level WC, wash hand basin. radiator.

### Lounge-Diner

17.19m x 4.96m (56'5" x 16'4")

With UPVC window to the front aspect, blinds, French doors and blinds to the rear aspect, laminate flooring, stairs to the first floor, two radiators, door to;

### Kitchen

2.92m x 2.4m (9'7" x 7'11")

Fitted with a range of base and wall cupboards with worktops over, freestanding gas and electric cooker, integrated fridge, space for dishwasher, tiled floor, Worcester central heating boiler, radiator, UPVC window and blind, UPVC door to the side aspect.

### Landing

Access to loft (with boarding and light), cupboard housing hot water tank (with immersion), doors to;

### Bathroom

1.95m x 1.67m (6'5" x 5'6")

With UPVC window to the rear aspect, panelled bath with electric shower over, pedestal wash hand basin, low level WC, ladder style radiator, tiled floor and walls, extractor fan.

### Bedroom 1

3.65m x 2.71m (12'0" x 8'11")

With UPVC window, blinds, radiator.

### Bedroom 2

2.62m x 2.22m (8'7" x 7'4")

With UPVC window, blinds, radiator.

### Bedroom 3

3.47m x 2.92m (11'5" x 9'7")

With UPVC window, blinds, radiator.

## Outside

To the side is a wide gravelled driveway for several cars and leads to the single garage. Gated access opens to the front garden which is enclosed so dog and child friendly. The rear gardens are pretty with two patio areas, lawn, flower beds, enclosed by fencing

## Garage

5.05m x 2.68m (16'7" x 8'10")

With UPVC fascias and soffits, UPVC window and personnel door, electric roller door, power and light, plumbing for washing machine.

## Services

The property has gas central heating, mains sewerage, mains water and electric. 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

Located in the popular Richmond area within ½ mile of the town centre, train station and supermarkets and just over ½ a mile to the golden sandy beach.

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Go straight on at the traffic lights and past the school 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/HPYvadCnqqzZRHVdpaULxF/view>

## 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

Heating: Mains gas-powered central heating is installed.



Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Great  
Parking: Driveway 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: 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

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### 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

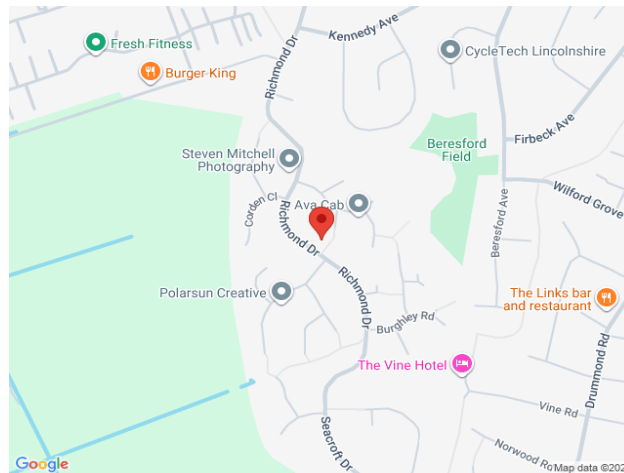
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

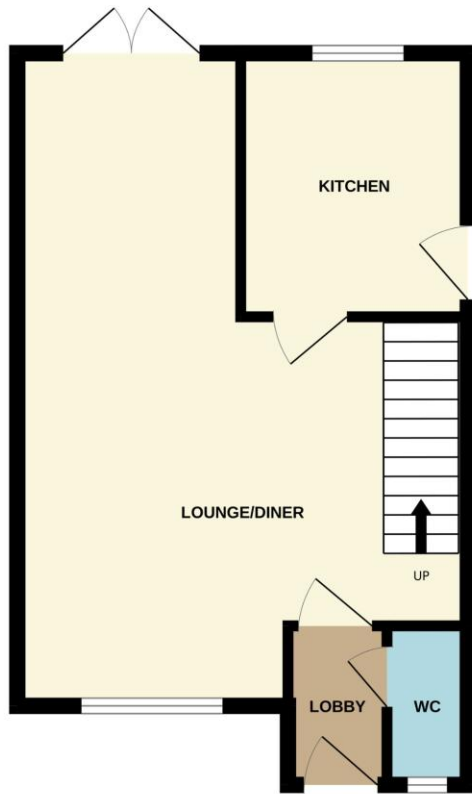
## Anti Money Laundering Regulations

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.

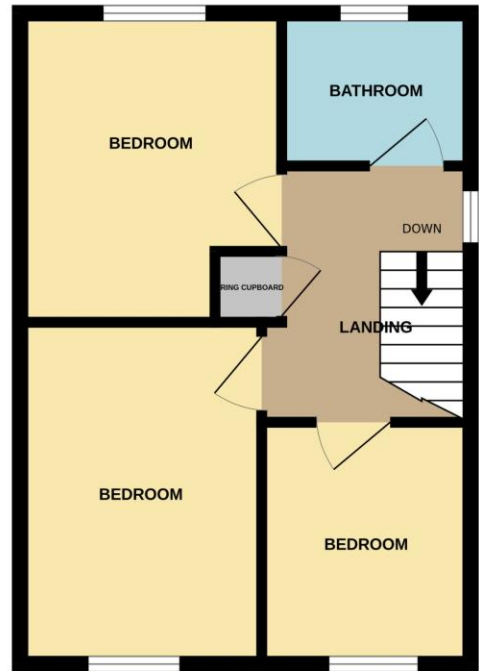


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	85 B

GROUND FLOOR



1ST FLOOR



When it comes to **property**  
it must be

  
**lovelle**

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