

Buy. Sell. Rent. Let.



14 Ramsay Close, Skegness, PE25 3PF



2



1



2

Offers in Excess of £240,000

When it comes to
property it must be


lovelle



Offers in Excess of £240,000

 2
  1
  2

Key Features

- Fantastic, Large Sunroom & Good Size Lounge
- Modernised & Updated
- Low Maintenance Garden
- Wide Driveway & Single Garage
- Lovely, Convenient Cul-de-sac Location
- Two Double Bedrooms
- EPC rating C
- Tenure: Freehold





Stunning, extended bungalow offering refurbished, comfortable accommodation! Very popular location on Seacroft Fields in a quiet cul-de-sac but also only half a mile from the town centre, train and bus stations and the golden sandy beach! Great plot with plenty of off road parking and space for larger vehicle/caravan/motorhome to the side of the garage and enclosed, private, not overlooked, low maintenance rear garden. The accommodation comprises; re-fitted wc, stylish grey gloss kitchen with Neff appliances, lounge, large sun lounge - multi use room ideal for dining and entertaining, relaxing and enjoying the garden, two double bedrooms and modern shower room with gas central heating and double glazing.

Entrance

Entered via a UPVC double glazed door to the;

Hall

With radiator, tiled floor, coving to ceiling, doors to kitchen, lounge and;

WC

With low level WC, wash hand basin inset to vanity unit, ladder style radiator, 1/2 tiled walls, tiled floor, coving to ceiling, opaque UPVC double glazed window.

Kitchen

3.15m x 2.97m (10'4" x 9'8")

(maximum dimensions). Fitted with modern grey gloss base and wall cupboards, with worksurfaces over, deep pan drawers, integral wine racks, tiled splashbacks, integrated Neff electric oven, integrated Neff combi microwave/grill/oven, integrated 5 ring gas hob with glass extractor hood over, space for automatic washing machine, space for American style fridge freezer, tall larder cupboard, inset 1 & 1/2 bowl sink with chef's style mixer tap over, Gloworm gas central heating boiler, UPVC double glazed window to the rear aspect, aluminium double glazed door to the side driveway.

Lounge

5.72m x 3.53m (18'10" x 11'7")

(maximum dimensions). With UPVC double glazed window to the sun room, two radiators, coving to the ceiling, two TV aerial points, UPVC glazed patio doors to the;

Sun Room

4.82m x 3.84m (15'10" x 12'7")

Fantastic extension, added by the current owners, this versatile room has a tiled roof and two UPVC glazed doors to the side aspect and large UPVC patio doors to the rear garden, flooding the room with light, stylish vertical radiator, tv point and spotlights.

Inner Hall

With built in airing cupboard housing the hot water cylinder, doors to;

Bedroom One

4.55m x 2.87m (14'11" x 9'5")

(maximum dimensions). With UPVC window to the front aspect and fitted blinds, radiator, coving to ceiling, TV aerial point.

Bedroom Two

3.12m x 2.64m (10'2" x 8'8")

With UPVC window to the front aspect and fitted blinds, radiator, coving to ceiling, electric fuses.

Shower Roomn

2.09m x 1.77m (6'11" x 5'10")

With large walk-in shower enclosure with fashionable tinted glass screen and mains fed shower, wash hand basin inset to vanity unit, low level WC, ladder style radiator, tiled walls and floor, shaver point within mirrored, motion activated lit cabinet, further fitted storage cupboard and shelving, coving to ceiling, opaque UPVC double glazed window.

Outside

The front garden is gravelled with shrub borders and paths lead around with light over and a block paved drive and side area leading to the garage. A gate leads to the rear garden which is set out for easier maintenance with paved sitting areas, gravelled areas, garden borders, bin storage area and cold water tap. Great, private garden, not overlooked.

Garage

5.05m x 2.95m (16'7" x 9'8")

With electric roller door, light and power, side glazed timber personnel door to the garden.

Services

The property has mains gas, water, sewerage 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

Great cul-de-sac location with path through to the lovely, tree lined Vine walk leading to the Vine pub/restaurant and Beresford Playing fields and continues to Drummond Road which can be crossed and pathways lead over the sand dunes and onto the golden sandy beach! Within half a mile of Tesco's, the town centre, train and bus stations.



Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. Continue straight on at the traffic lights for approximately half a mile and Ramsay Close is the third turning on the left hand side.

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/properties/4yR6H32Bkiko3CG4yY82Ea/view#property>

Material Information Data

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Great

Parking: Garage, Driveway, Off Street, and On Street

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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

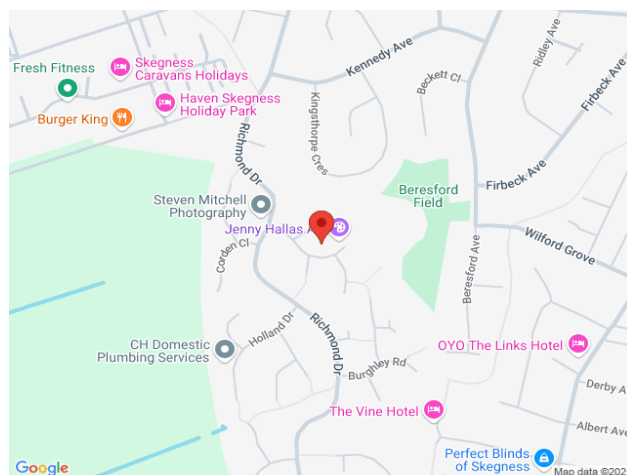
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



GROUND FLOOR



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


lovelle

01754 769769

skegness@lovelle.co.uk