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34 Langton Court, Skegness, PE25 2RB



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2

£90,000

When it comes to
property it must be


lovelle

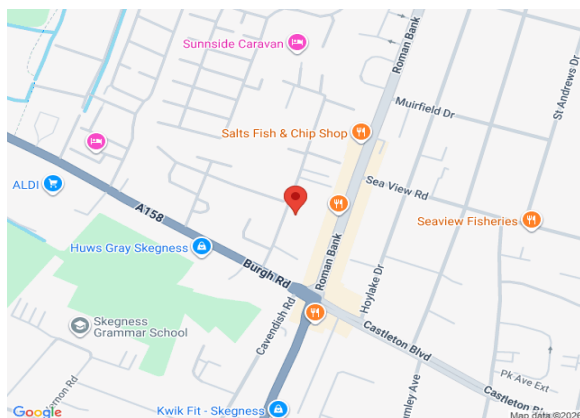


£90,000



Key Features

- Energy Efficient EPC B Rated Semi Detached Bungalow
- Located in the small popular development of Langton Court positioned at the top of Burgh Road
- Within a Short Walk of the Sea Front and Beach aswell as easy Reach of the Town Centre and shops
- Open Plan Kitchen/Lounge, Conservatory, Two Bedrooms, Shower Room
- Them Communal Parking Area has One Allocated Parking Space for the Property
- Low Maintenance Enclosed Front and Rear Gardens
- EPC rating B
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This semi-detached bungalow presents an excellent opportunity for those seeking a comfortable home in the sought-after Langton Court development at the top of Burgh Road, Skegness. Designed for efficient living, the property benefits from an Energy Performance Certificate rating of B, assisted by solar panels, UPVC double glazing, and gas central heating.

The accommodation comprises; an open plan kitchen and lounge area, creating an inviting and versatile space for both relaxation and dining. The conservatory, positioned to capture natural light, provides further living space and a pleasant aspect to the garden. The property includes two well-proportioned bedrooms, each offering comfort and privacy, and a contemporary shower room, thoughtfully arranged for convenience and functionality.

Externally, the bungalow boasts low-maintenance enclosed front and rear gardens, which provide private outdoor spaces ideal for a variety of uses. The communal parking area includes one allocated parking space for this property, ensuring residents have suitable parking arrangements. The property is offered with no onward chain, presenting a straightforward purchasing process for prospective buyers.

Situated within a short walk of the sea front and beach, this property is excellently located for those seeking proximity to coastal amenities. The town centre and local shops are easily accessible, providing a range of services, retail opportunities, and transport links. Skegness, in Lincolnshire, is well-regarded for its vibrant community atmosphere, seaside attractions, and accessible local amenities, making it an appealing location for residents seeking convenience and quality of life.

Entrance Conservatory

3.53m x 2.57m (11'7" x 8'5")

Of UPVC construction with UPVC double glazed entrance door, radiator and UPVC entrance door into lounge.

Lounge/Diner

4.6m x 3.15m (15'1" x 10'4")

With television point, radiator, ceiling light point, door to bedroom and open to the kitchen.

Kitchen

3.02m x 2.51m (9'11" x 8'2")

With stainless steel single drainer sink unit set into worksurfaces extending to provide a range of base fitted storage cupboards and drawers under together with matching range of wall mounted storage cupboards over, tiles splash backs to work surfaces, integrated four ring gas hob with stainless steel extractor canopy over, integrated electric oven, space and plumbing for washing machine, space and plumbing for fridge freezer, extractor fan, central heating combi boiler, consumer unit and ceiling light point.

Bedroom One

3.2m x 2.64m (10'6" x 8'8")

With UPVC window into conservatory, television point, radiator, ceiling light point.

Hallway

With doors to;

Bedroom Two

2.39m x 2.51m (7'10" x 8'2")

With access to the roof space, UPVC door to the rear garden, radiator, ceiling light point.

Shower Room

1.73m x 1.65m (5'8" x 5'5")

With corner shower cubicle with mixer shower with both directional and rainfall shower heads, hand wash basin with mixer tap over, set in toiletry cupboards and drawers, close coupled WC with concealed cistern, ladder style radiator, extractor fan, ceiling light point.

Outside

To the front the property is approached by a metal hand gate opening onto the garden which is laid to concrete slabbed patio area for easy maintenance, flower pots and tubs, two plastic sheds and enclosed by fencing. To the

rear there is a garden gate leading to the communal parking area, concrete slabs for easy maintenance (currently overgrown) with garden shed, enclosed by fencing.

NB

Please note that there is a 5% of the sale price payable to the freeholder (Ellis) by the vendor. The site is subject to a 11-month occupancy clause although residents may be able to occupy their property all year round.

Services

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

Very convenient location within half a mile of the beach and town centre. Located on a small estate of bungalows.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Turn almost immediately right into Langton Court and continue along and visitor parking is 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/sale/HSi864czX1Fy8q9jjdK5nJ/view>

Material Information Data

Tenure: Leasehold

Lease length: 58 years remaining (99 years from 1985)

Lease restrictions: The Parts of the land affected thereby are subject to the lease out in the schedule of leases hereto.

Service Charge; £1200 per annum

Council tax band: A

EPC rating: B

Building: Mid-terrace bungalow, standard brick and block construction

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Loft Hatch Bedroom Two

Outside areas: Front garden and Rear garden

No spray foam insulation

Service: Mains electricity

Solar panels: leased

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

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

No specialist issues recorded

Onward chain: no

Title Register Restrictions

The owner is not allowed to sell or transfer the property without providing a certificate signed by the landlord or a lawyer. This certificate must prove that specific rules in the lease—relating to how the property is managed—have been followed.

There are general rules in the lease that prevent the property from being sold or changed in any way that would break the terms of the original lease agreement.

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.

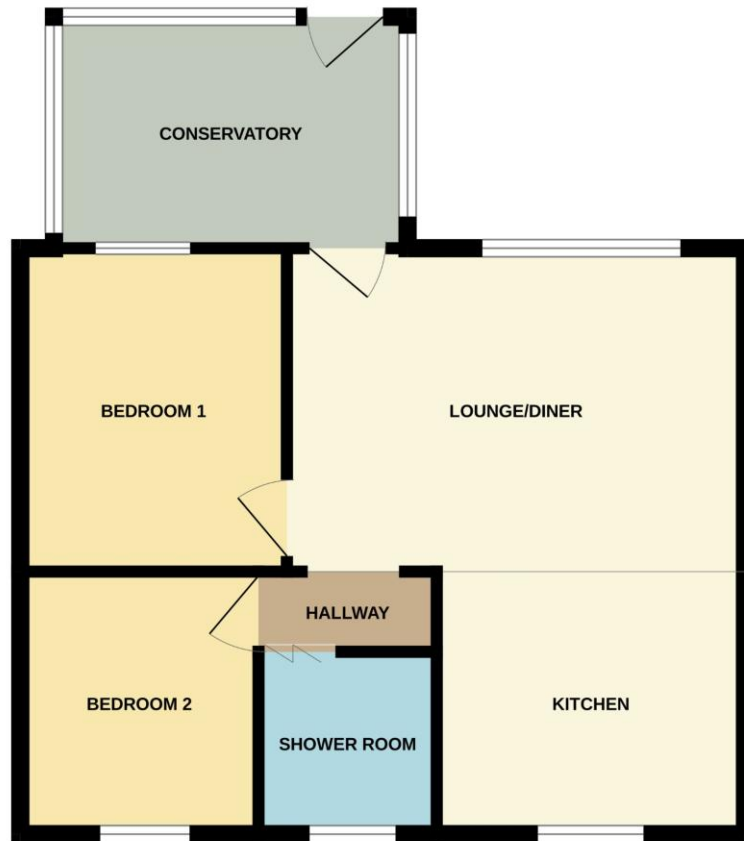
Agents Notes

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



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 can be given.

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