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65 Richmond Drive, Skegness, PE25 3SF



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Offers in excess of £190,000

When it comes to
property it must be


lovelle



Offers in excess of £190,000



- Key Features**
- Popular Location
 - Two Double Bedrooms (Previously a Three Bed)
 - Off Road Parking and Garage
 - Lounge-Diner

- Large L-shaped Kitchen Leading to Conservatory
- Low Maintenance Rear Garden
- EPC rating TBC
- Tenure: Freehold





Previously THREE BEDROOMS now offered as TWO LARGE DOUBLE BEDROOMS but in the agent's opinion could easily be returned to a three bedroom by re-instating a doorway and erecting a stud wall. This well-presented semi-detached house offers a comfortable and versatile living environment in the sought-after Seacroft Fields. The property has been thoughtfully arranged to provide two spacious double bedrooms (formerly configured as three) and features two public rooms for flexible usage. Residents will appreciate the large L-shaped kitchen, which leads directly to a conservatory, providing an ideal setting for daily life and entertaining alike. The lounge-diner provides a welcoming space with room for both relaxation and dining. The property's modern gas fired heating system helps ensure year-round comfort. To the rear, a low maintenance garden offers private outdoor space suitable for a variety of uses, allowing enjoyment of the outdoors with minimal upkeep. Additional advantages include the convenience of off road parking for numerous cars and a garage, catering for the needs of today's homeowners. Situated in a popular location within Skegness, Lincolnshire, this residence affords easy access to local amenities and services. Skegness is a coastal town known for its range of facilities, offer of both leisure and practical resources, and transport links to surrounding areas. The locale supports a comfortable and convenient lifestyle for residents seeking both tranquillity and connectivity, this popular development within the catchment for the popular Richmond Primary school and around the corner is 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.

Entrance Lobby

With UPVC entrance door, radiator, electric fuse box, texture and coving to the ceiling, doors to lounge and;

WC

With UPVC window to the front aspect, half tiled walls and floor, radiator, texture and coving to ceiling, wash hand basin, low level WC.

Lounge-Diner

7.22m x 4.95m (23'8" x 16'2")

With stairs to first floor, understairs cupboard, UPVC window to the front aspect, texture and coving to the ceiling, two radiators, dado rail, log effect electric fire, door to;

Kitchen

5m x 4.74m (16'5" x 15'7")

With UPVC door to the driveway, UPVC French doors to conservatory, double radiator, UPVC window to the rear aspect, texture and coving to the ceiling. Fitted base and wall cupboards, work surfaces with fitted oven, gas hob and extractor over, space for under counter fridge, plumbing for washing machine, inset stainless steel sink with mixer tap over, space for large American style fridge-freezer or breakfast table, wall mounted gas fired central heating boiler, central heating controls, radiator.

Conservatory

4.32m x 2.17m (14'2" x 7'1")

With wall lights, tiled floor, UPVC entrance door to the side and rear aspects, UPVC windows.

Landing

With UPVC window to the side aspect, access to roof space, texture and coving to ceiling, airing cupboard, doors to;

Bedroom One

4.9m x 3.76m (16'1" x 12'4")

With two UPVC windows to the front aspect, two radiators. Was previously two bedrooms and could be returned back to a double and a single bedroom.

Bedroom Two

2.84m x 2.74m (9'4" x 9'0")

With UPVC window to the rear aspect, radiator, texture and coving to ceiling, fitted bedroom furniture comprising double wardrobe, overhead cupboards and bedside cabinets.

Bathroom

1.96m x 1.68m (6'5" x 5'6")

With UPVC window to the rear aspect, texture and coving to ceiling, tiled walls and floor, low level WC, pedestal wash hand basin, panelled bath with electric shower over.

Outside

To the front is a good size gravel driveway with turning area and space to park numerous and/larger vehicles, lawned areas and low-level hedging. The rear garden is fully enclosed by fencing and is laid to decking and patio.

Garage

5.47m x 2.75m (17'11" x 9'0")

With Up and over door, with power, pedestrian door to the rear garden, fitted shelving and cupboards.

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 on the popular Seacroft Fields development within the catchment for the popular Richmond Primary school and around the corner is 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 at the light going past Tesco's and the school. As the road bends to the left the property can be found 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/MgMuvxcpgLcM2YsJWNcsB6/view>

Material Information Data

Tenure: Freehold

Council tax band: B

EPC rating: D

Semi-detached house, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Pull down loft ladders

Outside areas: Front garden, Rear garden, and Side garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and Off Street

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: yes

Title Register Restrictions

The Transfer dated 21 May 1987 contains restrictive covenants. These are rules that prevent the owner from doing certain things with the land or buildings.

There are legal provisions regarding boundary structures, which are rules about who is responsible for fences or walls and how they should be maintained.

There are provisions regarding light and air, which prevent the owner from blocking the natural light or airflow to neighbouring properties.

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.

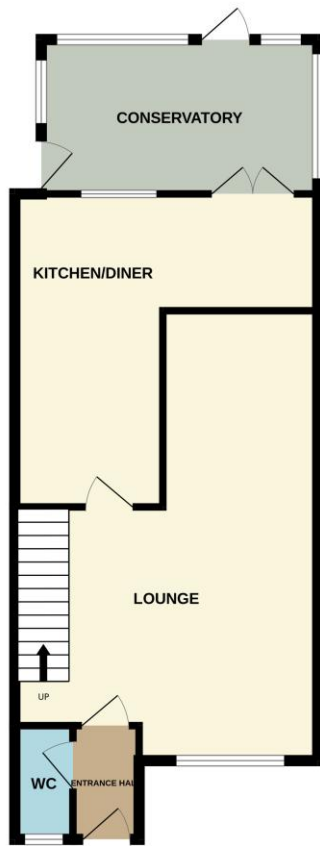
Agents Notes

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

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 herein, 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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it must be


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