

Buy. Sell. Rent. Let.



56 Wainfleet Road, Skegness, PE25 3QT



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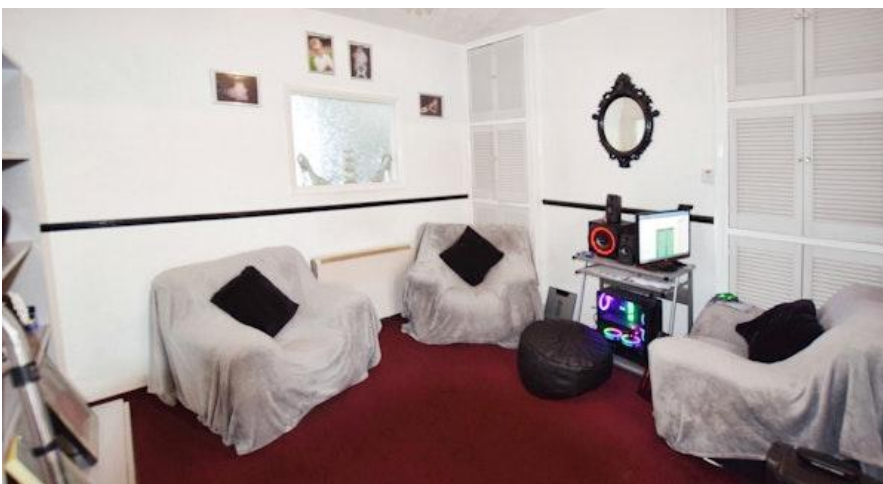


2

£132,300

When it comes to
property it must be


lovelle



£132,300

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Key Features

- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen and Utility Room
- On Road Parking
- EPC rating E
- Tenure: Freehold





Deceptively spacious three bedroom mid terrace house with good sized rear garden in a very convenient location very close to town. The property comprises of lounge, open plan dining/kitchen, utility room, downstairs bathroom, three bedrooms to the first floor and good size rear garden. The property has electric storage heating and UPVC double glazing. Council tax is in band A, which is another attractive feature for potential buyers. Further, there is potential for off-road parking if the curb is dropped, subject to necessary consents and planning.

Entrance Hall

Entered via a UPVC door, with cupboard and doors to;

Lounge

3.67m x 3.96m (12'0" x 13'0")

With UPVC window to the front aspect, electric storage heater.

Dining Room

3.32m x 3.57m (10'11" x 11'8")

Open to the kitchen, electric radiator, storage to alcoves.

Kitchen

3.03m x 3.05m (9'11" x 10'0")

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, inset stainless steel sink, integrated electric oven with extractor over.

Utility Room

2m x 1.65m (6'7" x 5'5")

With UPVC window to the rear aspect, UPVC door to the garden, space and plumbing for washing machine, fitted over head cupboard.

Bathroom

1.64m x 2.08m (5'5" x 6'10")

With low level WC, pedestal sink, P shaped bath with mixer tap, extractor fan, electric heater.

Landing

With loft hatch, doors to;

Bedroom One

4.06m x 3.32m (13'4" x 10'11")

With UPVC window to the rear aspect, electric storage heater, storage over stairs.

Bedroom Two

3.67m x 2.66m (12'0" x 8'8")

With UPVC window to the front aspect, electric storage heater.

Bedroom Three

2.66m x 2.33m (8'8" x 7'7")

With UPVC window to the front aspect, electric storage radiator.

Outside

The front garden is laid to lawn with a footpath to the front door. There is a large rear garden enclosed by fencing with two storage sheds. It is laid to patio and lawn with access from the front for the bins.

Services

The property has mains water, sewerage and electricity. 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 handy location, less than 3/4 of a mile to the town centre, bus and railway station. There are also primary and secondary schools within 1/2 a mile!

Directions

From our office on Roman Bank proceed onto the one way system and take the exit onto Lincoln Road. The property will be found on the righthand side past the Morrisons petrol station.

Material Information Link

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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/EGeLuxocfBLF5JrBrDXfxR/view>

Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

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: Yes

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: Yes

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

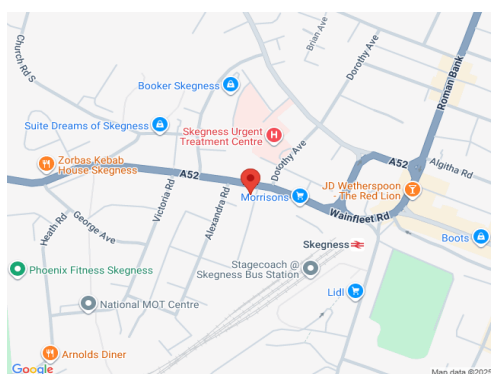
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.

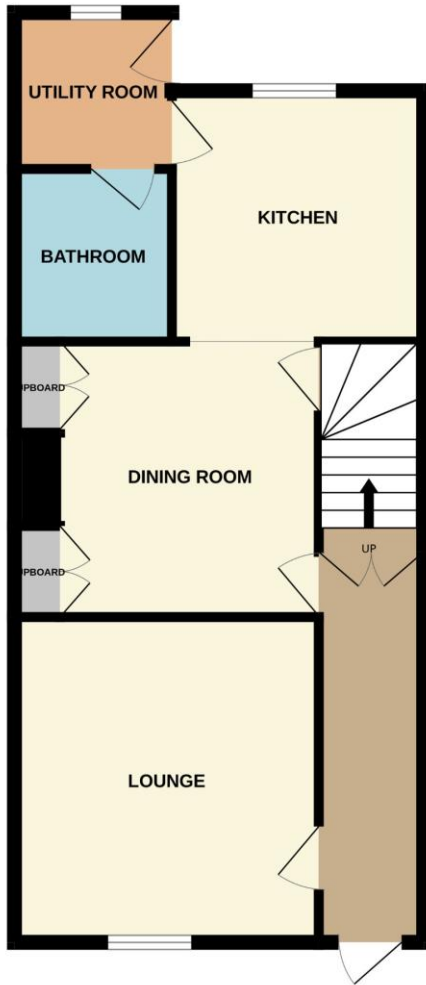
Agents Notes

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.

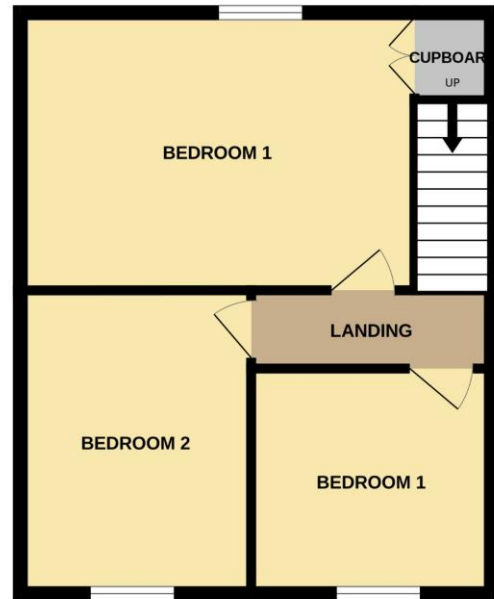


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | 86 B |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR



FIRST 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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lovelle

01754 769769

skegness@lovelle.co.uk