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10 Barnes Crescent, Skegness, PE25 2PS

3 1 1

£130,000

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£130,000

3 1 1

Key Features

- Large Enclosed Garden
- Three Good Size Bedrooms & Study/Dressing Room
- Lounge with Balcony Off Overlooking Green Area
- Kitchen-Diner
- Private Entrance with Handy Utility Room Off
- Bathroom
- EPC rating C
- Tenure: Leasehold

This well-maintained three-bedroom maisonette presents a versatile and comfortable living environment, thoughtfully arranged to maximise space and convenience across its three levels. Benefitting from a new roof and enjoying the benefit of a lengthy lease with approximately 100 years remaining, this property is suited to those seeking both peace of mind and longevity in their next home. The residence is accessed via a private entrance, which opens into a welcoming hallway featuring a handy utility room ideal for additional storage or laundry appliances, stairs then lead to the main living accommodation. The kitchen-diner offers a functional setting for meal preparation and family gatherings, with ample room for dining. The principal lounge provides a comfortable space in which to relax, and benefits from a balcony that overlooks a green area, providing an attractive outlook and additional natural light. Accommodation comprises three well-proportioned bedrooms, each offering flexibility for families, professionals, or those requiring additional space for guests. In addition, a dedicated study or dressing room enhances the property's appeal for those seeking a private workspace or storage area. The bathroom is conveniently situated to serve all bedrooms. Outside, residents will appreciate the large, enclosed private garden, providing an excellent location for leisure, gardening, or outdoor entertaining. Inside, there are numerous storage cupboards and useful eaves storage, ensuring that the living spaces remain uncluttered and practical. The maisonette is double glazed with UPVC windows and benefits from gas central heating. These features combine to provide a warm and energy-conscious environment throughout the year. Skegness, located in Lincolnshire, is a coastal town that offers a selection of local amenities, schools, and recreational facilities. The area is known for its accessibility to green spaces and the seafront, providing opportunities for leisure and relaxation. Regular transport links connect residents to the wider Lincolnshire region, enhancing convenience for travel and daily commuting.

Hall

Entered via UPVC door with UPVC window to the side aspect, stairs to the main living accommodation, under stairs storage cupboard and door to;

Utility Room

2.21m x 1.14m (7'4" x 3'8")

With UPVC window, space and plumbing for washing machine, space above and vent for tumbler, central heating boiler.

Landing

Entered via doorway from the stairs from the hallway and doors lead off to;

Lounge

5.03m x 3.63m (16'6" x 11'11")

With UPVC window to the front aspect, radiator, door leads out to the balcony.

Kitchen-Diner

4.29m x 3.12m (14'1" x 10'2")

With two UPVC windows to the front aspect, tiled floor, radiator, spotlights to the ceiling, fitted with base and wall cupboards with work surfaces, inset stainless steel sink, integrated electric oven, integrated gas hob with extractor over, space for dishwasher, space for fridge-freezer.

Bathroom

With UPVC window to the rear aspect, radiator, spotlights to ceiling, part tiled walls, panelled bath with shower over and shower screen, low level wc, pedestal wash hand basin.

Bedroom One
3.48m x 3.15m (11'5" x 10'4")
With UPVC window to the rear aspect, radiator.

Study/Dressing Area
4.11m x 2.67m (13'6" x 8'10")
With UPVC window to the rear aspect, radiator, large storage cupboard, stairs to;

Second Floor Landing

With doors to handy eaves storage and;

Bedroom Two
3.76m x 2.72m (12'4" x 8'11")
(Max. dimensions. Sloping ceiling, some restricted headroom). With Velux style window, radiator, spotlights to ceiling and access to eaves storage.

Bedroom Three
4.29m x 3.05m (14'1" x 10'0")
(L-shaped, max. dimensions. Sloping ceiling, some restricted headroom). With Velux style window, radiator, spotlights to ceiling and access to eaves storage.

Outside
There is a green area in front of the property with car parking bays. Hand gate opens to footpath (shared with neighbours) and leads to your front door and a concrete pad with handy storage shed. Private hand gate next to your shed opens to large private rear garden laid to patio and lawn, enclosed by fencing.

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
Handy for amenities as there are regular bus services and pubs/restaurants, doctors surgery, chemist, primary, secondary schools, supermarkets, Post Office and other shops all within a mile. The town centre and the golden sandy beach are approximately 1.5 miles away.

Directions
From our office on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Turn right onto Lyndhurst Avenue and then left into Barnes Road. Barnes Crescent is off to the left hand side.

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/UUMGSHHp8HDjjn6QnzjaTG/view

Material Information Data
Tenure: Leasehold
Lease length: 98 years remaining (125 years from 1999)
Service charge: £571/year

Council tax band: A
EPC rating: C
Semi-detached maisonette, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Through the 3 upstairs rooms
Outside areas: Balcony and Rear 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 great, Three great, EE good
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 required to follow certain procedures set out in the lease when selling or transferring the property. This is to ensure that any new owner agrees to the terms of the lease.

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

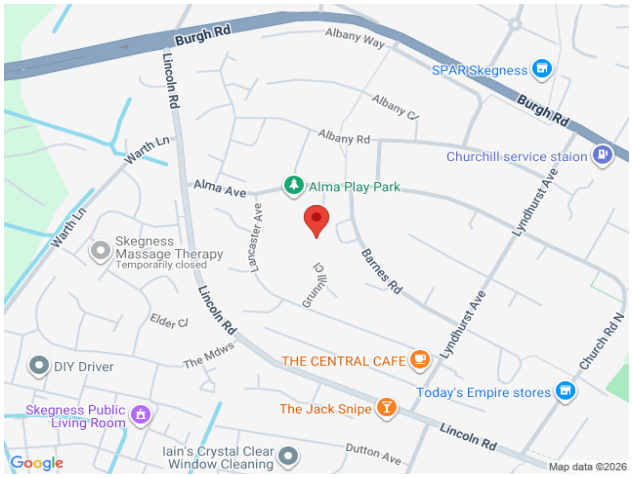
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agent's 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 ID Charges

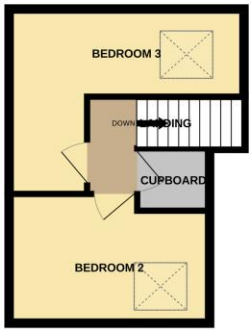
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR

1ST FLOOR

2ND 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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The Property Ombudsman