Buy. Sell. Rent. Let.

6 Lindum Square, Skegness, PE25 2QA

4 2 2

£215,000

When it comes to property it must be lovelle

£215,000

4 2 2

Key Features

- Semi Detached House
- Four Bedrooms
- Off Road Parking on Driveway
- Large Attractive Corner Garden
- Utility Room
- Reception and Separate Dining Room
- EPC rating D
- Tenure: Freehold

REMEMBER

WELCOME TO THE MAD HOUSE

COSY

Immaculately presented four bedroom semi-detached house featuring a spacious reception room, separate dining area, spacious driveway. Beautifully maintained and presented throughout with a lovely private corner garden. Accommodation comprises; Lounge, Dining Area, Kitchen and Larder, Side Hall, Utility Room, WC and Shower room, Down Stairs Bedroom, Three further Upstairs Bedrooms, Family Bathroom, Driveway, Corner Plot Garden with Decked Seating Area.

Entrance Hall

Entered via a composite door, with storage cupboard housing electric meter, under stairs storage cupboard housing the gas meter, with stairs to first floor.

Bedroom One

4.25m x 3.3m (13'11" x 10'10")

With UPVC window to the front aspect, radiator.

Kitchen

3.32m x 3.06m (10'11" x 10'0")

With UPVC window to the rear aspect, door to utility area, fitted with a range of base and wall cupboards with worktops over, inset stainless steel sink, Logic Boiler, integrated Beko electric oven, microwave, Beko electric hob with extractor over, integrated slimline dishwasher, integrated low level fridge, larder cupboard, storage.

Hallway

With UPVC window to the front aspect and UPVC door to the rear garden.

Utility Area

With UPVC window to the side aspect, with plumbing for washing machine and space for various white goods.

Downstairs Shower Room

With UPVC window to the rear aspect, low level WC, wash hand basin, shower cubicle with electric shower, extractor.

Dining Room

3.11m x 2.96m (10'2" x 9'8")

With feature log burner, radiator.

Lounge

5.66m x 2.84m (18'7" x 9'4")

With UPVC windows to the rear and side aspects, radiator, UPVC sliding doors to the side aspect leading to the garden.

Landing

With UPVC window to the side aspect, loft hatch, fitted storage cupboard, doors to;

Bathroom

With UPVC window to the rear aspect, low level WC, pedestal sink, panel bath with mixer tap and shower over, ladder style radiator.

Bedroom Two
3.64m x 3.34m (11'11" x 11'0")
With UPVC window to the rear aspect, radiator.

Bedroom Three
3.42m x 3.35m (11'2" x 11'0")
With UPVC window to the front aspect, radiator, fitted wardrobe with sliding doors.

Bedroom Four
2.86m x 2.38m (9'5" x 7'10")
With UPVC window to the front, radiator, over stairs storage cupboard.

Outside
The front is laid to a gravel drive leading to the rear gate, with boundary fencing to both sides. The rear garden is enclosed by fencing and hedges, there is a lawned area as well as two decks for seating and low maintenance decorative gravelled areas, shrubs and plants to boarders, multiple sheds with a log store, gated side access to the front of the property.

Services
The property has mains gas, mains electricity, mains water and sewerage. 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 position with pubs, schools, supermarket, Post Office, doctors The golden sandy beach, the town centre and train station are just over a mile.

Directions
From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Go past the petrol station and turn left onto Lyndhurst Avenue take the third turn on the left onto Tarran Way and continue into Lindum Square and the property will be found at the end on the right.

Material Information Link
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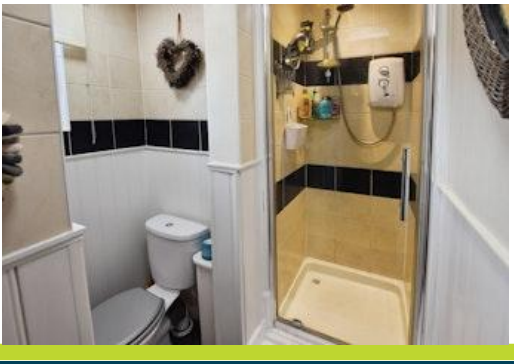
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
https://moverly.com/sale/EiKhJwiMXd1iRxAZxNq7vA/view



Material Information Data

Tenure: Freehold
Council tax band: A
EPC rating: D
Semi-detached house, standard brick and block construction
4 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 10th Oct 2013
Heating features: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Driveway and Off Street
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded

Material Information Data Continued

Title register restrictions (LL204093):
The owner must not do anything on the property or in the buildings that could be an injury, nuisance, or annoyance to the neighbours or the original estate owner.
There are specific rules (restrictive covenants) contained in a 2001 legal document that the owner must follow. These are standard requirements to ensure the property is used appropriately.
The current owner has made a legal promise (a covenant) to follow all existing rules and protections mentioned in the property's legal records.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
https//www.e-lindsey.gov.uk/

Viewings

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

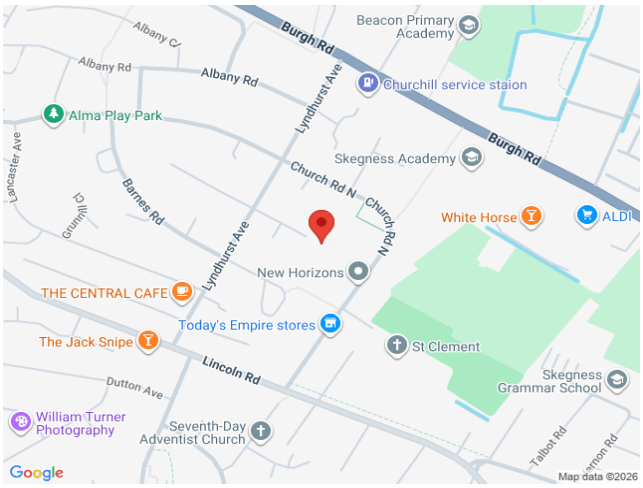
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

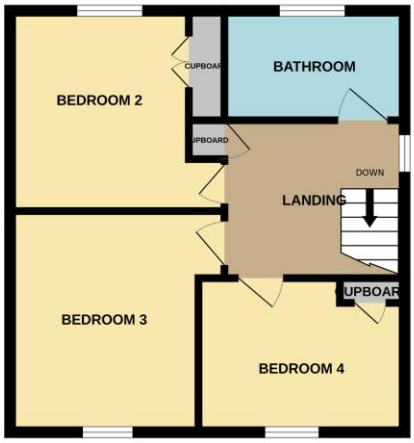
Anti Money Laundering Regulations

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

1ST 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