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12 Muirfield Drive, Skegness, PE25 1AG



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£325,000

When it comes to
property it must be


lovelle



£325,000

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Key Features

- NO ONWARD CHAIN
- Beautiful Refurbished Family House
- Utility Room and Downstairs Shower Room
- Driveway and Storage with Parking for Several Cars
- Four Double Bedrooms
- EPC rating D
- Tenure: Freehold





A refurbished large family home. Immaculately presented throughout and offering plenty of space for a large family. Accommodation comprises; entrance lobby, large hallway, lounge with connecting sitting room/snug, large dining kitchen utility room and shower room. Four double bedrooms, re-fitted bathroom. With gas central heating, UPVC double glazing. To the front is low maintenance frontage and driveway idea for several cars, there is a side storage/workshop to the side. The rear garden consists of a patio/seating area and lawn enclosed by fencing and hedging with attractive feature planting.

Entrance Lobby

Entered via a UPVC double glazed door, tiled floor, ceiling light, doorway to;

Hallway

3.35m x 3.35m (11'0" x 11'0")

With radiator, laminate floor, built-in under stair storage cupboard, recess ideal for storage or computer desk, open to lounge and dining/kitchen, stairs to first floor.

Sitting Room

3.91m x 4.35m (12'10" x 14'4")

(measurment into bay) With feature fireplace and hearth with living flame effect modern electric fire with decorative fire surround and mantle, bay window, radiator, coving to ceiling, ceiling light.

Lounge

3.43m x 3.96m (11'4" x 13'0")

With recessed feature fireplace incorporating cast-iron wood burner with tiled hearth, wall mounted display shelving, radiator, light, UPVC double glazed French doors to patio, opening to Kitchen/diner.

Kitchen/Diner

3.29m x 6.3m (10'10" x 20'8")

With a range of gloss cream base and wall cupboards, wood effect worksurface, with inset stainless steel sink with mixer tap, concealed under unit lighting, two integrated ovens, tiled splash back to work surfaces, peninsular breakfast bar with inset five burner gas hob, modern feature vertical radiator, laminate floor, ceiling light points, open to utility room, UPVC double glazed doors leading to the garden.

Utility Room

2m x 3.56m (6'7" x 11'8")

With fitted work surfaces, space and plumbing for washing machine, dishwasher and tumble dryer, fitted with range of matching base cupboards, inset stainless steel, space for fridge and freezer, wall mounted Potterton gas central heating boiler, laminate floor, ceiling light, Two UPVC double glazed doors to the side storage area and rear garden.

Shower Room

With double sized tiled shower cubicle, mains mixer shower, low level WC, tiled floor, bathroom cabinet, inset ceiling spotlight.

Landing

With radiator, access to loft space, ceiling light point.

Bedroom One

3.4m x 3.94m (11'2" x 12'11")

With radiator, UPVC window to the rear aspect, ceiling light point.

Bedroom Two

3.43m x 3.96m (11'4" x 13'0")

With radiator, UPVC window to front aspect, ceiling light point.

Bedroom Three

2.82m x 3.3m (9'4" x 10'10")

With radiator, UPVC window to the rear aspect, ceiling light point. NB Currently set up by the owners as a walk in wardrobe but of course could easily be returned to a bedroom as illustrated.

Bedroom Four

3.07m x 3.3m (10'1" x 10'10")

With radiator, UPVC window to the front aspect, ceiling light point.

Bathroom

With two UPVC windows to the side aspect, impressive four piece white suite comprising deep slipper bath with freestanding mixer tap/shower attachment, double sized tiled shower cubicle with electric shower, wash hand basin set in vanity unit and tiled splashbacks with bathroom cabinet over, low level WC, mosaic tiled floor, chrome ladder radiator, inset ceiling spotlights.

Outside

The front of the property has a concrete driveway providing off-road parking paved garden path and additional stone chipped parking/vehicle standing area. A secure gate leads through to the workshop/storage area with log store and a shed. The rear garden has multiple patio/seating areas, lawns with borders of plants and shrubs enclosed by fencing and hedging.

Material Information Data

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating

Heating features: modern radiators

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

Parking: Driveway

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: No

Coal mining area: No; Non-coal mining area: No

Energy Performance rating: D





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

Lovely, popular, residential area within half a mile of the beach and town centre. Great location for North Shore golf course while still not too far from handy convenience stores, petrol station, restaurants and take-aways.

Directions

From our office on the corner of Roman Bank and the One Way System continue along Roman Bank north. At The Ship traffic lights turn right onto Castleton Boulevard, take the next left onto Hoylake Drive continue across the junction with Sea view Road. At the next cross roads turn right onto Muirfield Drive and the property will be found on the right handside marked by our for sale board.

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.lovell.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 | | 80 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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