

Buy. Sell. Rent. Let.



18 Braceby Road, Skegness, PE25 2BE



3



2



2

£200,000

When it comes to
property it must be


lovelle



£200,000

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Key Features

- No Onward Chain
- Popular Development
- Large Living/Kitchen/Diner
- Lounge with French Doors to Rear Garden

- Principle Bedroom with Juliette Balcony & En-Suite
- Downstairs Wc & Upstairs Family Bathroom
- EPC rating B
- Tenure: Freehold





For sale with NO ONWARD CHAIN!! Great size home, lovely design with attractive full length feature window! The accommodation comprises; entrance hall, downstairs WC, large utility/kitchen/diner with French doors to the rear garden, lounge also with French doors to the rear garden, principle bedroom with Juliette balcony and en-suite shower room, two further double bedrooms and family bathroom with gas CH and UPVC double glazing and a great B rated EPC to make this home economical to run. Block paved driveway and enclosed rear garden which benefits from not being overlooked at the rear. Great position on the popular Manorcrest Development, nearby to tree-lined King George V walk and only 1/2 a mile to the doctors, bus stop, shops, schools, pub/restaurant and post office.

Hall

Entered via composite front door with radiator, stairs to first floor, under stairs storage cupboard, doors to;

WC

With low level wc, wash hand basin, radiator, extractor fan.

Living/Kitchen/Diner 4.850m x 5.894m

With UPVC French doors to the rear garden, UPVC windows to the front and rear aspect, two radiators, fitted base and wall cupboards with work surfaces over, inset stainless steel sink, integrated electric oven, integrated gas hob, extractor over, space for washing machine, space for fridge freezer, Viessman central heating combi boiler, door to;

Lounge 5.894m x 2.774m

UPVC window to the front aspect, UPVC French doors to the rear aspect, radiator.

Landing

With feature, full length UPVC window to the front aspect, radiator, loft access, doors to;

Bedroom One 4.167m x 2.780m

UPVC doors to Juliette balcony to the front aspect, radiator, door to;

En-suite

UPVC window to the rear aspect, ladder-style radiator, low level wc, pedestal wash hand basin, shower cubicle, extractor fan, tiling where appropriate.

Bedroom Two 3.455m x 2.793

UPVC window to the rear aspect, radiator.

Bedroom Three 3.844m x 2.324m

UPVC window to the front aspect, radiator.

Bathroom

UPVC window to the rear aspect, low level wc, pedestal wash hand basin, panelled bath with shower over and shower screen, ladder style radiator, extractor fan.

Outside

To the front is a block paved driveway and garden laid to lawn. Side access (shared with next door) leads to gate leading to the enclosed rear garden laid to patio and lawn, enclosed by fencing.

Services

The property has mains, water, sewerage and electricity and gas central heating. 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

Great location on the popular Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within half a mile. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. At the petrol station turn right onto Churchill Avenue. Continue along and go straight over at the mini roundabout and then take the first left into Braceby Road.

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.

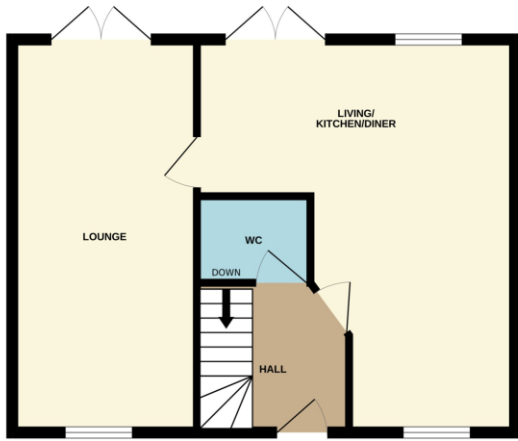
Anti-Money Laundering

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.

Material Information

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: B
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
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: No
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: No

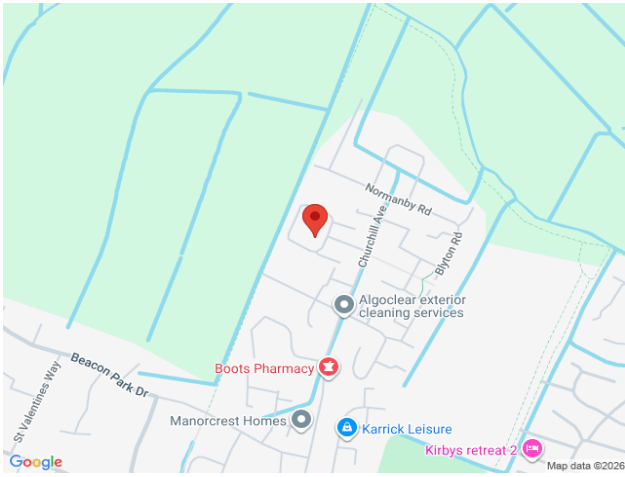
GROUND FLOOR



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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