Buy. Sell. Rent. Let.



The Heathers, Sea Lane, Friskney, PE22 8SD

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Offers Over £190,000

When it comes to property it must be lovelle







Offers Over £190,000

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Key Features

- No Onward Chain
- Open Field Views
- Country Lane Position
- Modern Shower Room & Further WC
- Lounge with Conservatory Off
- Kitchen-Diner
- EPC rating E
- Tenure: Freehold





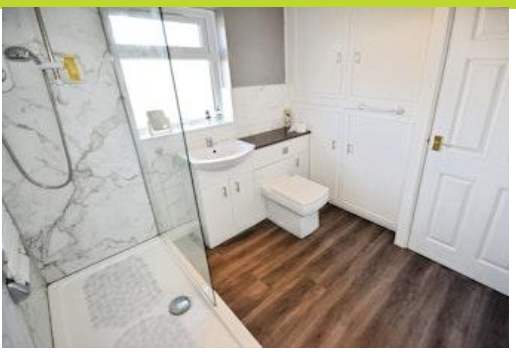














For sale with NO ONWARD CHAIN! Well presented bungalow with OPEN FIELD VIEWS! Located on a country lane but with the convenience of the Barley Mow Pub/restaurant less than 200 metres away and the main A52 with bus stop for easy access to Skegness and Boston. This lovely bungalow offers spacious accommodation comprising; entrance porch, wc/utility, kitchen-diner, lounge, conservatory, shower room, three double bedrooms with integrated garage, oil central heating and UPVC double glazing. Pleasant gardens to the front and rear with open field views.

Porch
Entered via UPVC front door with tiled floor, cloaks storage cupboard, doors to kitchen and;

WC/Utility
With low level wc, wash hand basin, space and plumbing for washing machine, tiled floor, doors to garage and rear garden,

Kitchen-Diner
16'0" x 10'4" (4.9m x 3.1m)
With UPVC window to the rear aspect, radiator, fitted base and wall cupboards, work surfaces with inset stainless steel 1 & 1/2 bowl sink, integrated electric double oven, integrated halogen hob with extractor over, Hotpoint under counter fridge, Indesit slimline dishwasher, door to;

Inner Hall
9'7" x 6'3" (2.9m x 1.9m)
Generous hallway giving a spacious feel to the bungalow with radiator, loft access, doors to;

Bedroom One
12'11" x 10'4" (3.9m x 3.1m)
With UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Two
10'4" x 10'4" (3.1m x 3.1m)
With UPVC window to the side aspect, radiator, freestanding wardrobe.

Bedroom Three
9'7" x 9'6" (2.9m x 2.9m)
With UPVC window to the front aspect, radiator.

Shower Room
9'6" x 7'0" (2.9m x 2.1m)
With UPVC window to the rear aspect, large walk-in shower enclosure, back to wall wc, inset wash hand basin to vanity, ladder style radiator, fitted cupboards (one housing hot water tank), spotlights.

Lounge
16'0" x 13'0" (4.9m x 4m)
With UPVC window to the side aspect, radiator, open fire, door to;

Conservatory
10'0" x 10'0" (3m x 3m)
Of UPVC construction, tiled floor, radiator, patio doors to front garden.

Garage
16'8" x 8'2" (5.1m x 2.5m)
Up and over door to driveway, door to wc/utility, UPVC window to rear aspect, oil central heating boiler, power and light

Outside
To the front is a garden laid to lawn with planted borders and summerhouse. To one side is an enclosed 'working area' with storage shed, oil tank, bin storage area, gated access to the rear garden. There is a double-width, gravelled driveway leading to the integrated garage. To the rear the garden is laid to lawn with open field views.

Services
The property has oil central heating, 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
Located on a quiet country lane but also less than 200 metres from the main A52, bus stop and Barley Mow pub/restaurant. In the village there is a village store, primary school and Church.

Directions
From Skegness take the A52 south for approximately 7 miles. Turn left at The Barley Mow pub onto Sea Lane and the property can be found on the left hand side, marked by our for sale board.

Material Information Link
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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/3JB33UiDFHKXwdBV8m9Dzt/view

Material Information Data
Council Tax band: C
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply



Sewerage: Mains
Heating: Oil-powered central heating is installed.
Heating features: Double glazing and Open fire
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway and Garage
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

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

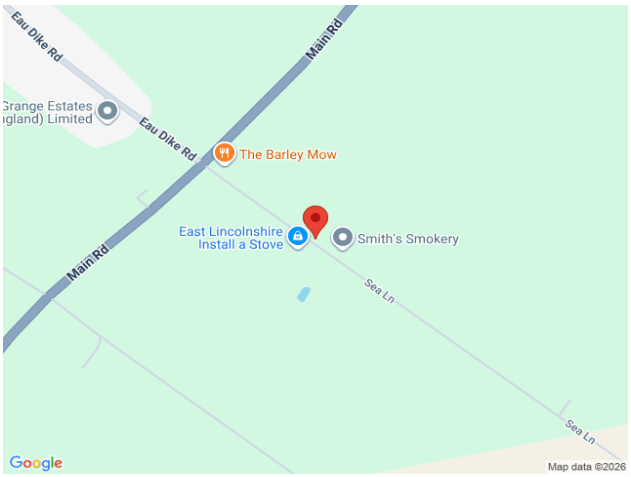
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt.
Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

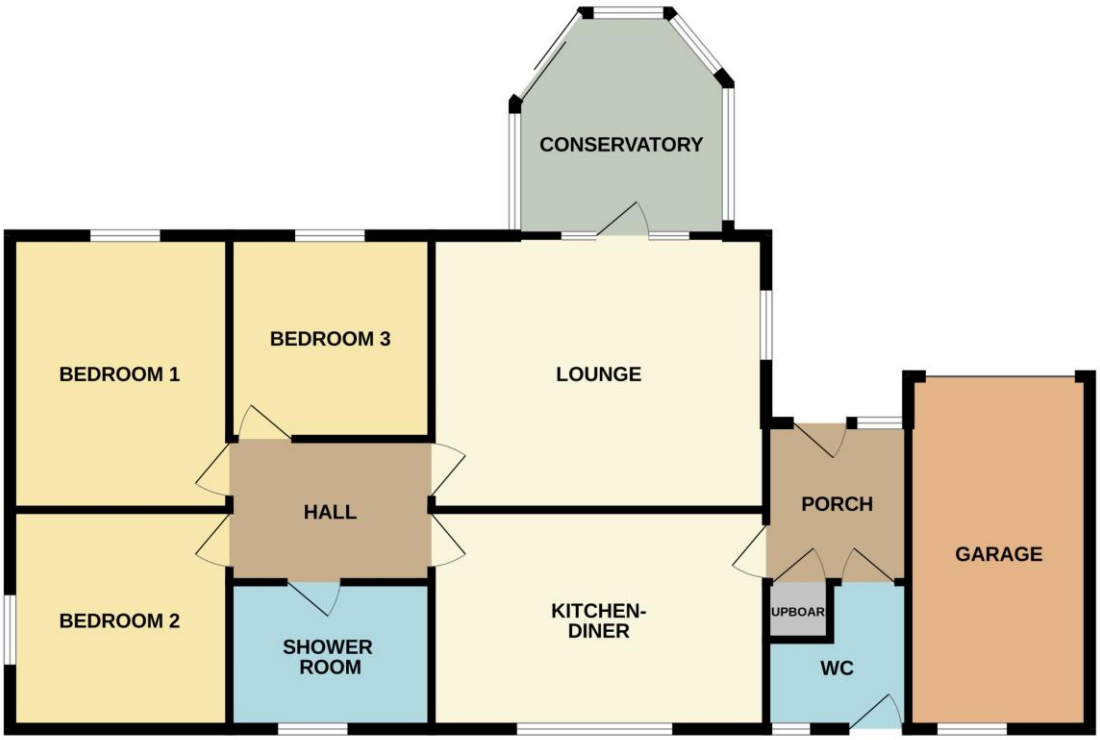
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Anti Money Laundering Regulations

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



When it comes to property it must be

lovelle

01754 769769

skegness@lovelle.co.uk

The Property Ombudsman