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22 Dormy Avenue, Skegness, PE25 1RG



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Offers in excess of £200,000

When it comes to
property it must be


lovelle



Offers in excess of £200,000



- Key Features**
- No Onward Chain
 - Two Double Bedrooms
 - Gas Central Heating
 - Lounge & Dining Room

- Modern Kitchen
- Bathroom & Separate WC
- EPC rating C
- Tenure: Freehold





Wow, close to the BEACH and NO ONWARD CHAIN! This detached bungalow offers well presented accommodation comprising; lounge with bay window and window seat, dining room, kitchen, bathroom and separate wc, two double bedrooms, one with en-suite shower cubicle. The property has gas central heating and UPVC double glazing. There is attractive walling to the front and a gravel driveway. The rear garden is enclosed and mainly laid to lawn. Great CUL-DE-SAC position with parade of shops around the corner, bus stop and the golden sandy beach! Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

Dining Room

3.38m x 3.38m (11'1" x 11'1")

Entered via a UPVC front door, two UPVC windows, radiators, spotlights.

Kitchen

3.69m x 2.62m (12'1" x 8'7")

UPVC window and door to the side aspect, base and wall cupboards, work surface over, integrated electric oven and integrated gas hob, extractor fan over, Fridgemaster fridge, Fridgemaster freezer, further Fridgemaster freezer, Hoover washing machine, Worcester combi boiler fitted 2018.

Inner Hall

With access to the loft (drop down ladder, boarding, light)

WC

With UPVC window to the side aspect, low level WC, wash hand basin, tiled walls and floor.

Bedroom One

13.38m x 2.77m (43'11" x 9'1")

With UPVC window to the rear aspect, radiator.

Bathroom

With UPVC window to the side aspect, pedestal wash hand basin, panel bath, electric shower over, shower screen, storage cupboard, radiator, tiled walls and floor.

Bedroom Two

3.41m x 3.38m (11'2" x 11'1")

With two UPVC windows, radiator, door to;

Lounge

5.18m x 3.38m (17'0" x 11'1")

With UPVC bay window to the front aspect, two UPVC windows to the side aspect, radiator, gas fire and Adams style surround and marble hearth.

Outside

To the front is attractive walling and gravel driveway. The front garden is laid to artificial grass. Access via both sides of the bungalow opens to the rear garden laid to lawn with flower borders and two sheds, 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

Winthorpe is a village on the coast just north of Skegness so the town is still within 2 miles. There is a lovely golden, sandy beach with good amenities including cafes, restaurants, pubs, take-aways, regular bus services, mini supermarket plus various other shops.

Directions

From Skegness take the A52 Roman Bank out of town going past North Shore Golf course. Turn right at the Spar onto Winthorpe Avenue. take the first right into The Drive. At the end turn right and the property can be found on the right 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.

Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

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 - OK, Vodafone - Good, Three - Great, EE - Good

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

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/>

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.

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.

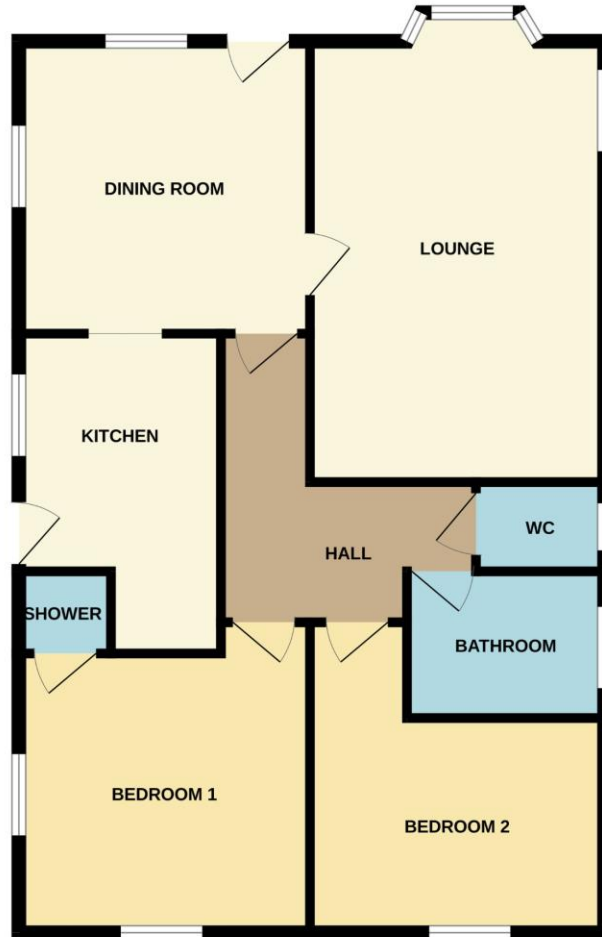
Agents Notes

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
857 sq.ft. (79.6 sq.m.) approx.



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