

Buy. Sell. Rent. Let.



10 Maxwell Road, Skegness, PE25 2FE



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Shared Ownership £73,500

When it comes to
property it must be


lovelle



Shared Ownership £73,500

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Key Features

- Immaculate House with Open Field Views
- Great 'Tucked Away' Position at Bottom of Cul-de-Sac
- Master Bedroom with En-Suite Shower Room
- Two Further Good Size Bedrooms & Family Bathroom
- Spacious Hallway & Downstairs WC
- Lounge & Kitchen-Diner
- EPC rating B
- Tenure: Leasehold





35% Shared Ownership! This semi-detached house offers well-proportioned accommodation, thoughtfully arranged to provide comfortable modern living. The entrance reveals a spacious hallway, leading to a downstairs WC for added convenience. The principal reception area is a lounge, complemented by a kitchen-diner that is ideally laid out for both everyday meals and entertaining. The property is presented to an immaculate standard and enjoys open field views, enhancing the sense of privacy and tranquillity. Upstairs, the master bedroom benefits from an en-suite shower room, while two further good size bedrooms offer flexible use for family living, guests, or workspace. The main family bathroom serves the remaining bedrooms effectively. All bedrooms are designed to accommodate a range of furnishings. Heating is provided by a gas central heating system. Externally, the property features a driveway, providing off-road parking. The enclosed rear garden is mainly laid to lawn and includes a covered pergola over the patio, making it suitable for outdoor relaxation in a sheltered setting. The house is set in a particularly appealing, 'tucked away' position at the bottom of a cul-de-sac, combining privacy with a peaceful outlook. Skegness, Lincolnshire, is a well-established coastal town with a broad range of local amenities. Residents have access to shops, educational facilities, and healthcare services, as well as transport connections linking the town to neighbouring areas. The wider community is served by recreational and leisure opportunities. The property's location at the town's edge affords open field views, providing a semi-rural aspect while maintaining the convenience of a residential setting.

Hall

Entered via composite front door with understairs storage cupboard, stairs to the first floor, doors to;

Lounge

4.91m x 3.48m (16'1" x 11'5")

With UPVC windows to the front and side aspects, radiator.

Kitchen-Diner

5.71m x 2.88m (18'8" x 9'5")

With UPVC window to the rear aspect, composite door to the rear aspect, fitted base and wall cupboards with work surfaces, stainless steel sink, integrated electric double oven, integrated hob with extractor over, space for washing machine, space for American fridge-freezer, space for further appliances, radiator.

Landing

With cupboard housing combi boiler, loft access (some boarding), doors to;

Bedroom One

3.47m x 3.04m (11'5" x 10'0")

UPVC window to the rear aspect, radiator, door to;

En-Suite

2.65m x 1.03m (8'8" x 3'5")

With UPVC window to the side aspect, radiator, low level wc, pedestal wash hand basin, shower cubicle, extractor fan.

Bedroom Two

3.7m x 2.82m (12'1" x 9'4")

UPVC window to the front aspect, radiator.

Bedroom Three

2.81m x 2.48m (9'2" x 8'1")

UPVC window to the front aspect, radiator.

Bathroom

2.13m x 1.7m (7'0" x 5'7")

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

Outside

To the front is a gravelled garden. To the side is a driveway and gated access opens to the rear garden, laid to lawn with patio and covered pergola, shed and garden store all enclosed by fencing.

N.B

All light fittings, carpets, floor coverings and blinds are included in the sale. Some furniture and appliances are available by separate negotiation.

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

Skegness, Lincolnshire, is a well-established coastal town with a broad range of local amenities. Residents have access to shops, educational facilities, and healthcare services, as well as transport connections linking the town to neighbouring areas. The wider community is served by recreational and leisure opportunities. The property's location at the town's edge affords open field views, providing a semi-rural aspect while maintaining the convenience of a residential setting.

Directions

From our office on Roman Bank proceed onto the one way system and take the fifth exit onto Lincoln Road. Follow the road and take the left hand turning onto The Meadows. Turn left into Clarke Way and follow around to the left and then right onto Pickwell Way. Turn left onto Ray Clemence Way and then right onto Maxwell Road.

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/GK29GFCddbNqJCftQeE58j/view>



Material Information Data

Tenure: Shared Ownership
Lease length: 986 years remaining (990 years from 2022)
Service charge: £52/year
Shared ownership: 35% owned
Council tax band: B
EPC rating: B
Semi-detached house, standard brick and block construction
3 bedrooms, 3 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated & unboarded, accessed via hatch
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: yes

Title Register Restrictions

The owner cannot sell or transfer the property without a certificate from the landlord (Platform Housing Limited) confirming that specific lease conditions (Clause 3.22) have been met.
The lease contains rules (known as alienation clauses) that limit how the owner can sell, sub-let, or part with possession of the property.
There are binding rules (restrictive covenants) in a 2021 Transfer that prevent certain activities on the land.
There are restrictive covenants in a 2022 Deed involving GTC Pipelines Limited.
There are restrictive covenants in a 2022 Transfer involving Western Power Distribution (East Midlands) Plc.
The owner may be required to hand back (surrender) the lease to the landlord in certain specific situations described in the lease.
The 2025 Transfer contains 'indemnity covenants', which are promises by the owner to take responsibility for following rules set out in earlier documents.

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

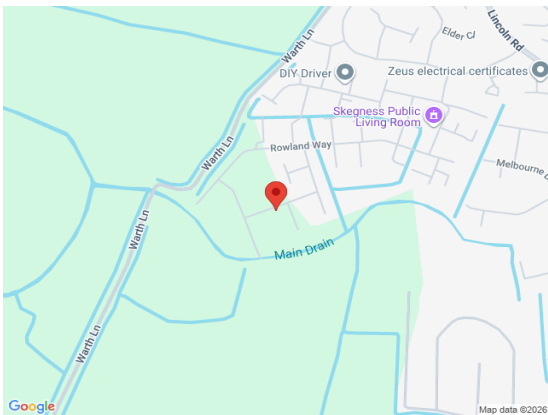
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agent's Note

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.

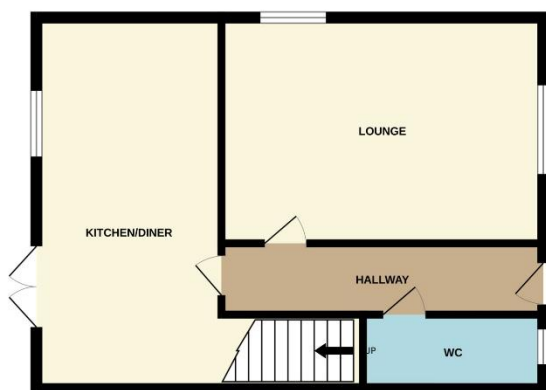
Anti-Money Laundering ID Checks

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.

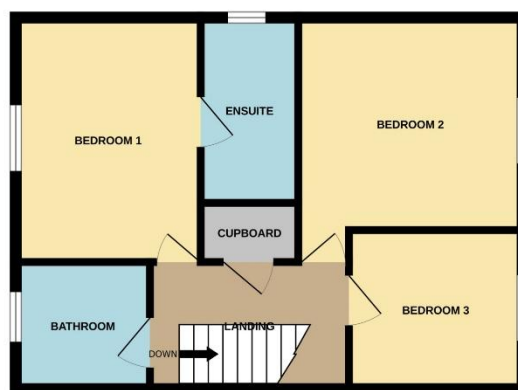


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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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When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk

