

Buy. Sell. Rent. Let.



14 Old Chapel Lane, Burgh Le Marsh, PE24 5LQ



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Guide Price £150,000

When it comes to
property it must be


lovelle



Guide Price £150,000



Key Features

- NO ONWARD CHAIN
- Detached Bungalow
- Two Bedrooms
- Off Road Parking, Carports and Garage
- Conservatory
- EPC rating D
- Tenure: Freehold



For Sale by Modern Auction

Being sold via secure sale online bidding. terms and conditions apply. Starting bid £150,000 The property will be legally prepared enabling and interested buyer to secure the property immediately once their bid/offer has been accepted. ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.

Auctioneers Comments continued

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Available with NO ONWARD CHAIN! Deceptively spacious, detached bungalow situated in a great position only a few hundred metres from the Market Place and village amenities but 'tucked away' on a no-through road. The property also boasts a low maintenance, south facing rear garden, useful sheds, driveway and car port with space for two cars plus single garage. The bungalow boasts; spacious hallway, two good size double bedrooms, wet room, lounge and kitchen-diner with gas central heating.

Hall

Entered via a timber glazed door, with loft access (with boarding) laminate flooring, radiator, doors to;

Bedroom One

3.93m x 3.47m (12'11" x 11'5")

With UPVC bow window to the front aspect, radiator, vinyl flooring.

Bedroom Two

3.16m x 3.06m (10'5" x 10'0")

With UPVC window to the front aspect, radiator.

Wet Room

2.44m x 2.09m (8'0" x 6'11")

With single glazed window to the side aspect, low level WC, pedestal wash hand basin, electric shower over drain, radiator, cupboard housing hot water tank, tiling to walls where appropriate.

Lounge

4.83m x 3.63m (15'10" x 11'11")

With UPVC French doors to the covered seating area, two radiators.

Kitchen Diner

4.83m x 2.89m (15'10" x 9'6")

Fitted with a range of base and wall cupboards with worktops over, stainless steel sink, space for washing machine, space for gas cooker, central heating boiler, single glazed window and door to;

Conservatory

3.95m x 2.25m (13'0" x 7'5")

Of UPVC construction, tiled floor, door to garage, door to covered seating area.

Outside

To the front is a gravelled garden. Gated side access and block paved drive leads to wrought iron gates that open to a covered car port. Further wooden gates open to a second covered car port which leads to the garage (with power and light, door to the conservatory and doorway through to the attached timber sheds). The rear garden is laid to patio and deck with pergola over and UPVC covered seating area with raised beds.

Carport One

4.38m x 2.57m (14'5" x 8'5")

Garage

4.97m x 2.48m (16'4" x 8'1")

Carport Two

4.86m x 2.32m (15'11" x 7'7")

Shed One

3.63m x 2.02m (11'11" x 6'7")

Shed Two

2.96m x 2.1m (9'8" x 6'11")

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

Burgh le Marsh is a popular well served village located 5 miles from the coastal town of Skegness and 5 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Amenities in Burgh Le Marsh include; regular bus services, doctors' surgery, mini supermarket, various other shops, primary school, pubs and restaurants, take-aways, C of E Church, Baptist Church, Methodist Church, garden centre, petrol station, windmill/heritage centre. Pleasant location with farmland around the village offering lots of opportunities for walks in nature and appreciating the local wildlife.

Directions

From Skegness take the A158 out of town and at the roundabout turn left as sign posted into Burgh Le Marsh onto Skegness Road. Go past the Co-op and then take the left hand road into Brewery Street and then first left into Old Chapel Lane.

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/JSY59qpeQBk2y6Hk7ruVoN/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: D

Detached bungalow, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: Level access shower

Loft: insulated and boarded, accessed by Loft hatch in hallway

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 great, Vodafone great, Three ok, EE good
Parking: Driveway, Garage, Gated, Off Street, and Covered
Not in a controlled parking zone
No disabled parking available
Not a listed building
In Conservation area : Burgh le Marsh Conservation Area.
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Restrictions

The owner of the neighbouring land has the right to build or develop their property in any way they choose, even if those buildings reduce the amount of light or air reaching this property.

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.

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

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
1417 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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