Buy. Sell. Rent. Let.

45 Burgh Road, Skegness, PE25 2RA

3 1 2

£225,000

When it comes to property it must be lovelle

£225,000

3 1 2

Key Features

- Extended Detached Bungalow
- Three Double Bedrooms
- Lounge & Dining Room
- Modern Kitchen
- Utility Room & Further WC
- Shower Room
- EPC rating D
- Tenure: Freehold

Beautifully presented, three double bedroom, extended detached bungalow. With south/south-easterly facing, rear, low maintenance garden, driveway and gas central heating. The accommodation comprises entrance porch, hallway, two double bedrooms with walk-in box bay windows, third double bedroom, superb re-fitted shower room, kitchen fitted with attractive painted wooden cupboards, utility room and further WC, large dining room and lounge with patio doors opening onto the garden. Convenient location for many amenities as the bungalow is within half a mile of the town centre and the beach! Also within a few hundred metres of the shopping centre on Burgh Road. Other amenities nearby include the Doctors, pubs, post office and bus services. The property also enjoys pleasant views over the Grammar School's playing fields to the rear of the south facing garden.

Porch

With uPVC entrance French doors, tiled floor and door leading into;

Hallway

With radiator, access to loft, being part-boarded with wooden drop down ladder, and doors to;

Bedroom One

4.478m x 3.516m

UPVC bay window to the front aspect, blinds and radiator.

Bedroom Two

4.583m x 3.53mmaximum dimensions

With uPVC bay window to the front aspect, radiator, fireplace with marble hearth and open fire. Phone and tv points, blinds.

Bedroom Three

3.663m x 3.505m

With UPVC window to the side aspect and radiator.

Shower Room

3.433m x 1.214m

With double width shower cubicle, low level WC, wash hand basin inset into vanity unit, cupboard housing combination central heating boiler (fitted 2020), tiled walls and floor.

Kitchen

4.540m x 2.233m

UPVC window to the side aspect and blind, fitted, solid painted wooden base and wall cupboards, space and point for electric cooker, fitted work surface with insert ceramic sink with Chefs tap over, space for fridge, space for slimline dishwasher, space for tumble dryer, fitted breakfast bar and doors to the rear lobby and dining room.

Dining Room

5.738m x 2.823m

Having radiator, open window and archway to;

Lounge
5.694m x 3.004m
With UPVC windows to the side and rear aspects and blinds, UPVC patio doors to the rear garden, radiator, tv point, vinyl flooring.

Rear Lobby

With uPVC door to the rear garden, radiator and doors leading to;

Utility Room
1.866m x 1.321m
With glass window bricks to the rear aspect, space and plumbing for washing machine, fitted cupboards and space for freezer.

WC

With UPVC window to the side and low level WC.

Outside

The front garden is paved and enclosed by fencing. The driveway is to the side of the property with gated access leading to the rear garden. The rear garden is laid to patio and again enclosed by fencing and hedging.

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

Convenient location for many amenities as the bungalow is within half a mile of the town centre and the beach! Also within a few hundred metres of the shopping centre on Burgh Road. Other amenities nearby include the Doctors, pubs, post office and bus services. The property also enjoys pleasant views over the Grammar School's playing fields to the rear of the south facing garden.

Directions

From our office on Roman bank proceed to The Ship traffic lights. Turn left onto Burgh Road where the property can be found shortly after on the left hand side marked by our for sale board.

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.

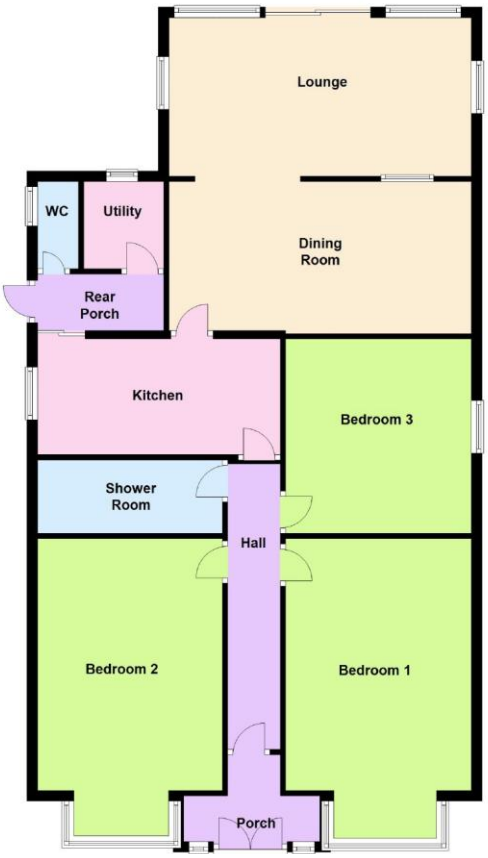
Agent's Notes

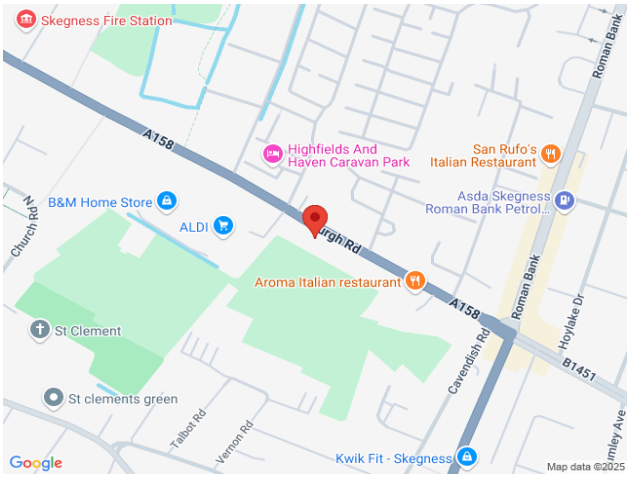
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.

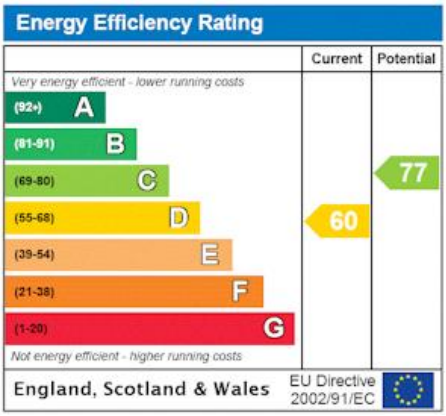
Material Information

Council tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Heating features: radiators
Broadband: Standard - 13 Mb download, 1 Mb upload. Superfast - 55 Mb download, 16 Mb upload. Ultrafast - 10,000 Mb download, 10,000 Mb upload
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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: No
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

Ground Floor







When it comes to property it must be

lovelle

01754 769769

skegness@lovelle.co.uk

The Property Ombudsman