

Buy. Sell. Rent. Let.



22 Normanby Road, Skegness, PE25 2DQ



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£170,000

When it comes to
property it must be


lovelle



£170,000



Key Features

- Upgraded and Immaculately Presented
- Two Double Bedrooms both with Fitted Wardrobes
- Master Bedroom with Juliette Balcony
- Enclosed Garden and Allocated Car Parking Space
- Kitchen-Diner with Integrated Appliances
- Lounge with Luxury Vinyl Tile Flooring
- EPC rating B
- Tenure: Freehold



Absolutely Stunning, built in 2021, upgraded, two double bedrooms house in popular location, with views over pleasant green. This house is immaculate throughout with accommodation comprising, entrance hall, lounge beautiful kitchen-diner with integrated appliances, downstairs WC, upstairs family bathroom, master bedroom with Juliette balcony and fitted wardrobes, second double bedroom with fitted wardrobes with gas central heating and UPVC. Beautifully presented with luxury vinyl tiled flooring and quality carpets, neutral decor and upgraded kitchen. There is an enclosed rear garden allocated car parking space to the rear of your garden located on the popular Manorcrest development, benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office just over half a mile from the house. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Hall

Entered via a composite front door, luxury vinyl tile flooring, stairs to the first floor, radiator, door to;

Lounge

18'1" x 9'1" (5.5m x 2.8m)

With UPVC window to the front aspect with fitted blinds, luxury vinyl tile flooring, radiator, door to;

Kitchen-Diner

12'8" x 12'8" (3.9m x 3.9m)

With UPVC window with blinds, French doors with fitted blinds to the rear garden, fitted with range of base and wall cupboards with worktops over, integrated washing machine, integrated dishwasher, integrated fridge-freezer, integrated electric double oven, integrated halogen hob, extractor over, kick board feature lighting, central heating boiler, luxury vinyl tile flooring, burglar alarm control panel, door to;

WC

Luxury vinyl tile flooring, wash hand basin, low level WC, radiator.

Landing

With storage cupboard, doors to;

Bathroom

5'6" x 6'5" (1.7m x 2m)

With panel bath, shower over and screen, pedestal wash hand basin, low level WC, ladder style radiator, half tiled walls, laminate vinyl tiled flooring.

Bedroom One

12'8" x 11'9" (3.9m x 3.6m)

With UPVC French door to Juliette balcony with fitted blinds, UPVC window with blind, radiator, fitted wardrobe.

Bedroom Two

12'8" x 10'4" (3.9m x 3.1m)

(maximum dimensions). With UPVC window with blind to the rear aspect, fitted wardrobes, radiator.

Outside

The rear garden is laid to patio and lawn with UPVC shed, enclosed by fencing, gated access to car park with allocated car parking space (marked).

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

Very popular location on the Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office just over half a mile from the house. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue. Go ahead at the mini roundabout and turn left at the bottom of the road onto Normanby Road and the property can be found on the left hand side.

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/TURZiaJK9yHPFcF3tayX53/view>

Material Information Data

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

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: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Allocated, Off Street, and Rear

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.

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.

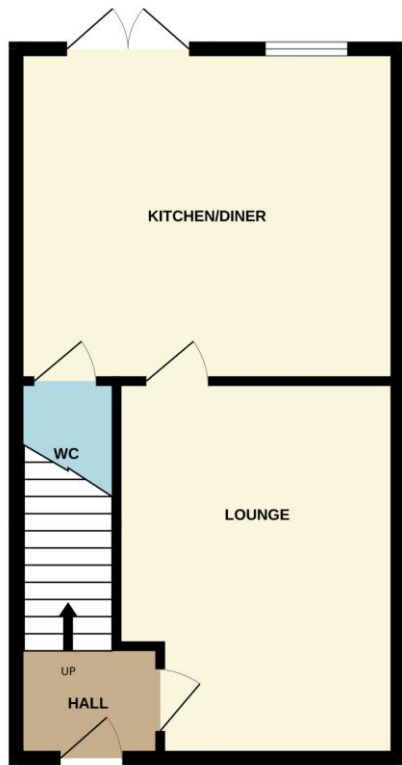
Agents Notes

These particulars are for guidance only. Lovell 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.

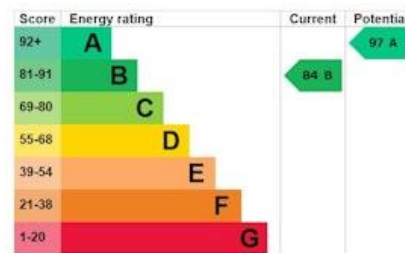
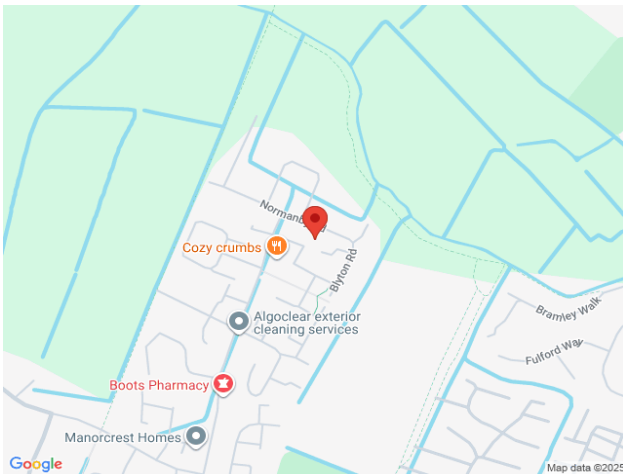
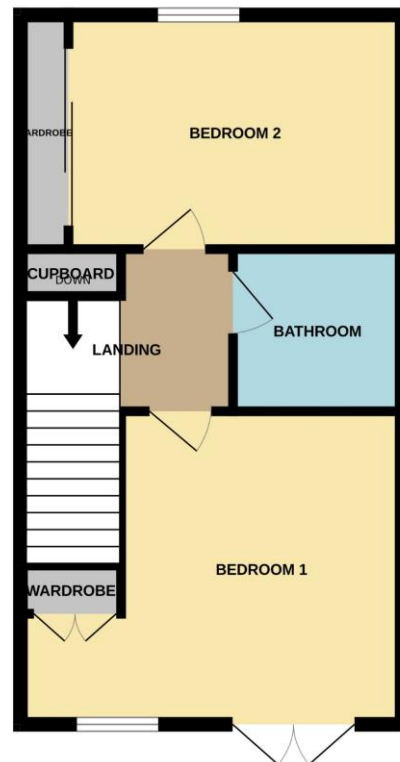
Anti Money Laundering Regulations

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



1ST FLOOR



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


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