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27 Burlington Road, Skegness, PE25 2EW



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£220,000

When it comes to
property it must be


lovelle

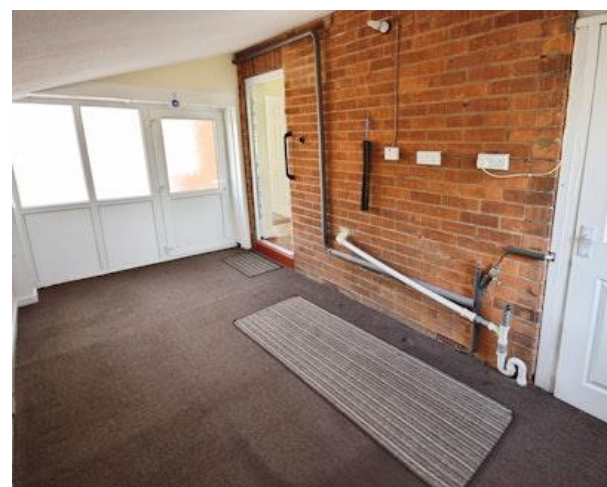
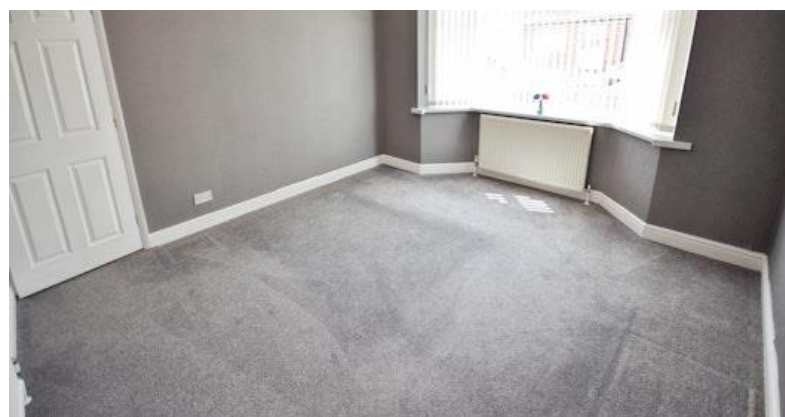


£220,000



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Driveway & Single Garage
- Good Sized Rear Garden
- Convenient Location for Town
- EPC rating D
- Tenure: Freehold





Lovely bungalow, large rear garden, for sale with NO ONWARD CHAIN! This fantastic bungalow is well maintained and spacious throughout. The accommodation comprises; entrance porch, wide hallway with cupboard housing gas central heating combi boiler fitted 2020, shower room, two good size double bedrooms, lounge with bay window, kitchen open to dining/sitting room over looking lovely rear garden and, large utility room. The property has well presented, landscaped gardens, driveway for several cars and single garage and the plot is over 500 square metres. Located on a no through road, you are not going to get lots of traffic, but you are also only one mile from the supermarkets, town centre, bus and railway stations and 1.5 miles to the beach!

Porch

Entered via UPVC French doors, UPVC to;

Hall

With radiator, loft access (light and part boarded) cupboard housing Ideal Combi boiler (fitted 2020) doors to;

Bedroom One

3.79m x 3.63m (12'5" x 11'11")

(excluding bay) With UPVC bay window with blinds to the front aspect, radiator, coving

Bedroom Two

3.79m x 3.45m (12'5" x 11'4")

With UPVC window and blinds to the rear aspect, radiator, coving, freestanding wardrobe, chest of drawers.

Shower Room

2.62m x 2.08m (8'7" x 6'10")

With UPVC window and blinds to the rear aspect, shower cubicle, pedestal wash hand basin, low level WC, radiator, vinyl flooring.

Lounge

4.48m x 4.1m (14'8" x 13'6")

With UPVC bay window to the front aspect, two UPVC windows with blinds to the side aspect, two radiators, electric fire with surround, coving, leaded glass fronted cabinet, doors to;

Kitchen

3.44m x 3.47m (11'4" x 11'5")

Fitted with a range of base and wall cupboards with worktops over, freestanding gas cooker with extractor over integrated fridge, stainless steel sink, radiator, door to utility room, open to;

Dining Room/Sitting Room

3.05m x 3.08m (10'0" x 10'1")

With UPVC windows with blinds to the side and rear aspects, radiator, sofa and nest of tables.

Utility

2.26m x 4.44m (7'5" x 14'7")

With UPVC windows to the side and rear aspects, doors to the front and rear, plumbing for washing machine, fitted storage cupboard.

Garage

5.85m x 2.85m (19'2" x 9'5")

With up and over door, two UPVC windows UPVC door to the rear garden, fitted with work bench and power and light.

Outside

To the front of the property is a dwarf wall and railings, block paved frontage and concrete, drive to the side leading to the garage. Handy covered area in front of the utility entrance door. Gated access to both sides opens to the rear garden. The rear is laid to patio, lawn and gravel, with plants and shrubs, green house all enclosed by walling and fencing. The whole plot measures just over 0.1 of an acre/500 square metres.

NB

Sold as seen including all floor covering, carpets, light fittings, blinds and fittings/furniture.

Material Information Link

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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/properties/MoUE7YaBmWSS4MtsUepk3w/view#property>

Material Information Data

Council Tax Band: C

Tenure; Freehold

Property Type; Bungalow

Property Construction; Standard undefined construction

Energy Performance rating; D

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

Parking; Garage, Driveway, Off Street, On Street, Private and Covered

Building Safety Issues; No

Restrictions - Conservation Area; No

Restrictions - Tree Preservation Orders; None

Public right of way; No

Long Term area flood risk; No

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.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

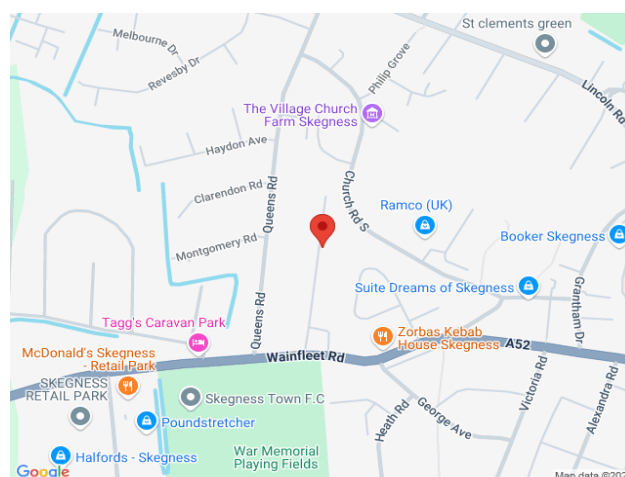
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.



GROUND FLOOR



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


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