Buy. Sell. Rent. Let.



The Hoylake, Lumley Fields, Skegness, PE25 1GU

5 4 4

£450,000

When it comes to property it must be lovelle







£450,000

5 4 4

Key Features

- Downstairs WC & Utility Room
- Master Suite with En-Suite
- Family Bathroom/Sun Room
- Kitchen-Diner open to Dining Room
- EPC rating B
- Tenure: Freehold





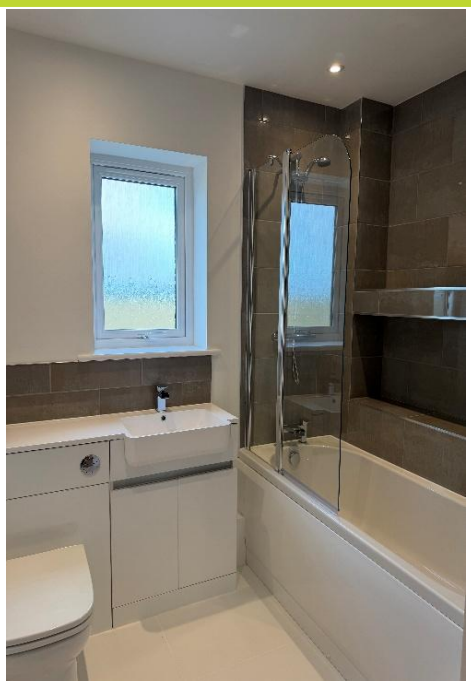














Modern living at it's best! Accommodation comprising entrance hall, downstairs wc, family room/study, lounge, dining room, utility room, sun room with doors to the rear, kitchen-diner with French doors leading to the garden. Upstairs there is a master suite with en-suite, second bedroom with en-suite, family bathroom and three further double bedrooms! The property has front and rear gardens with large patio area, turf and fencing, driveway and double garage! The property will be fitted to a beautiful modern standard throughout with carpeting and tiling to the kitchen and bathrooms and integrated appliances. Offer T&Cs apply, upgrades can include flooring, integrated appliances, turfing.

Hall
Entered via composite front door with radiator, storage cupboard, stairs to first floor, doors to;

WC
Fitted with low level wc, wash hand basin, radiator.

Lounge
UPVC window to the front aspect, radiator.

Kitchen-Diner
UPVC windows to the rear aspects, UPVC French doors to the rear, radiator, with fitted kitchen; standard and upgraded finishes available. Standard kitchen comprises of fitted base and wall cupboards, work surface, inset sink, integrated oven and hob with extractor fan over, space and plumbing for dishwasher, two integrated appliances of choice, tiled flooring. Door to;

Utility Room
Fitted with base and wall cupboards, work surface and inset sink, space and plumbing for washing machine and tumble dryer, door to;

Dining Room
Overlooking the rear garden with French doors, radiator.

Landing
UPVC window to the front aspect, storage cupboard, loft access, doors to;

Master Suite
Bedroom
UPVC doors with balcony to both front and rear aspect, radiator, door to;

En-Suite
Shower enclosure, low level wc, wash hand basin, ladder style radiator, tiled floor.

Dressing Room
UPVC window to the front aspect, fitted wardrobes

Bedroom Two
Two UPVC doors with railing to the front aspect, radiator, fitted wardrobe, door to;

En-Suite
Shower enclosure, low level wc, wash hand basin, ladder style radiator, tiled flooring.

Bedroom Three
UPVC bay window to the front aspect, radiator.

Bedroom Four
UPVC window to the rear aspect, radiator.

Bedroom Five
UPVC bay window to the rear aspect, radiator.

Bathroom
UPVC window to the rear aspect, ladder style radiator, panelled bath, low level wc, wash hand basin inset into vanity unit, tiled flooring.

Sunroom
UPVC windows to the rear and side, UPVC double doors leading to the rear garden.

Outside
The property has garden to the front and rear aspect with driveway leading to garage with electric doors (power, light). The rear garden will have a large patio area and turf, enclosed by fencing.







NB

The photos shown on this brochure are from other plots/designs and are to for illustrative purposes to give an example of the quality and finish.

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.

Directions

From our office on Roman bank proceed along Roman Bank to The Ship traffic lights. Turn left onto Burgh Road. Opposite the Esso petrol station turn right onto Churchill Avenue. Continue along until you get to the mini roundabout. Go straight on at the round about and at the bottom turn left onto Normanby Road. Follow the road and turn right onto Coleby Grange Avenue and the property can be found on the left hand side.

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

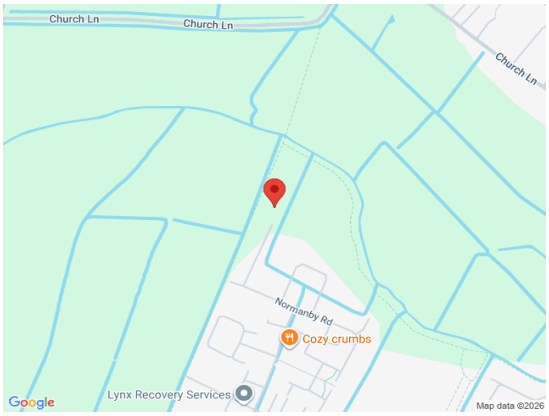
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

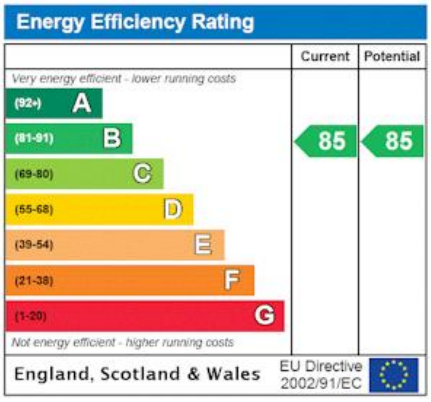
Agents Notes

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.

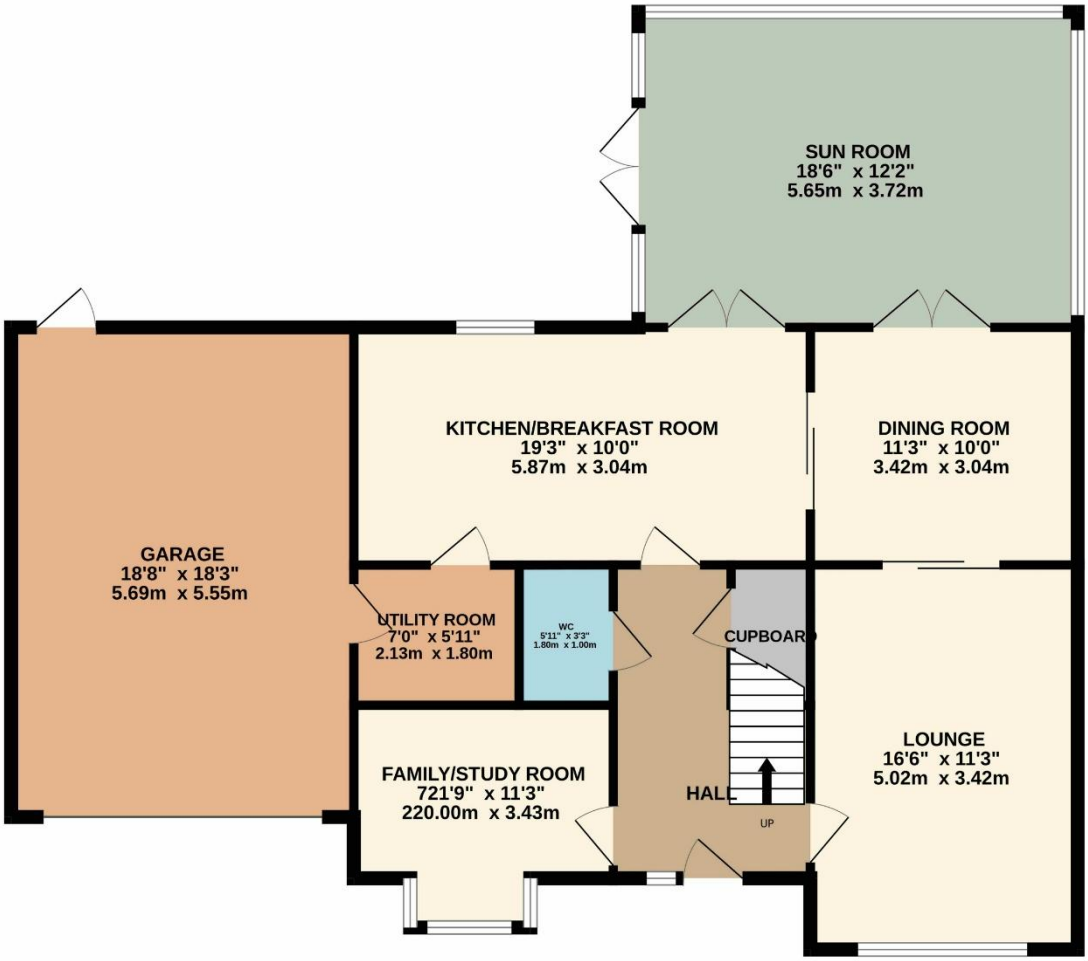
Anti Money Laundering Regulations

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.

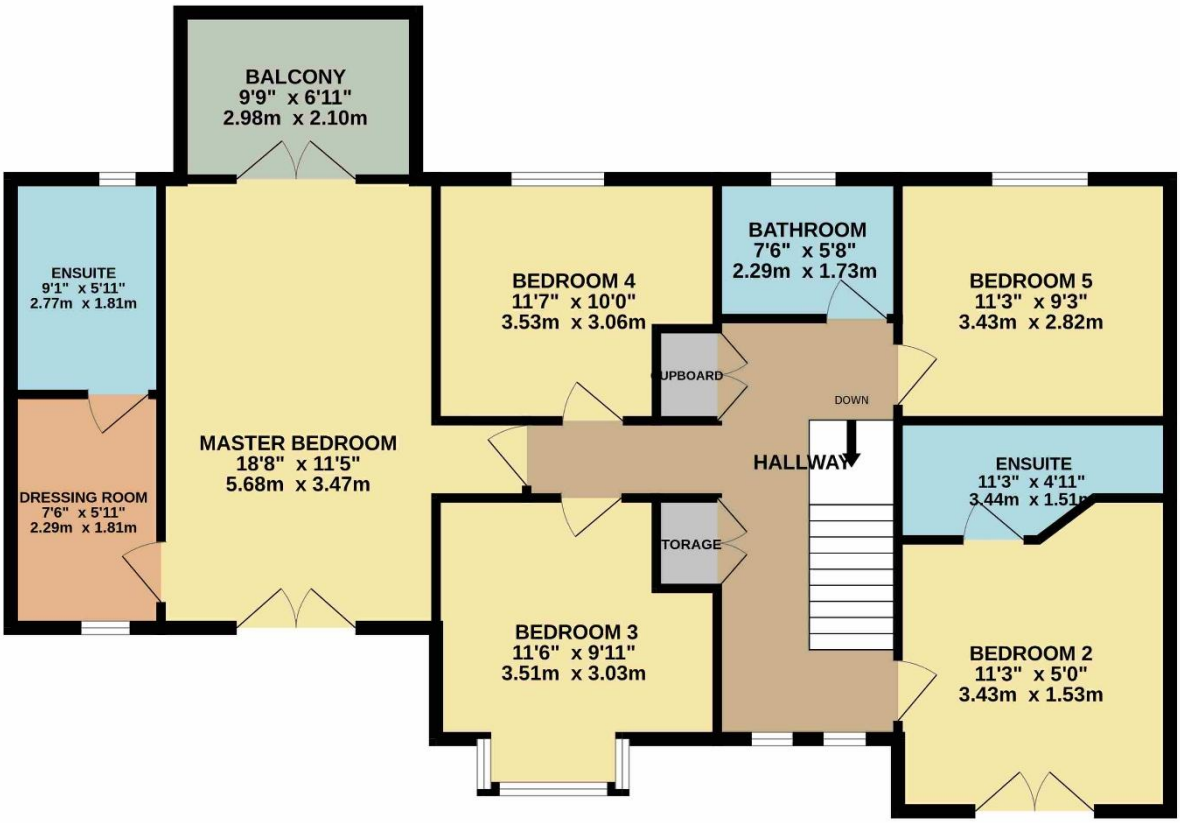




GROUND FLOOR



1ST FLOOR



When it comes to property
it must be

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The Property Ombudsman