

Buy. Sell. Rent. Let.



## The Beaufort Lumley Fields, Skegness



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£294,950

When it comes to  
property it must be

  
**lovelle**



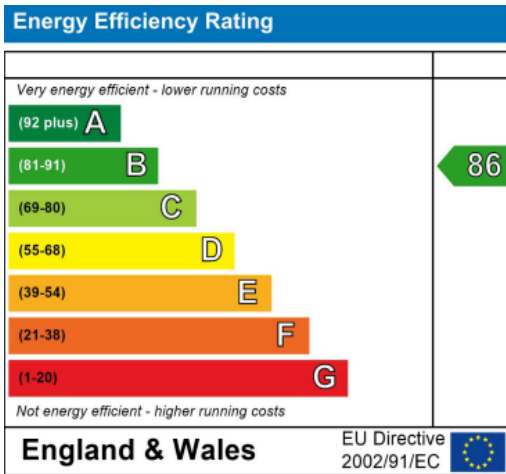
£294,950



Fantastic new design! Modern living at its very best - A beautiful three storey mid-terraced home! Accommodation comprising entrance hall, downstairs wc, family room/study/bedroom 4, utility, kitchen-diner with french doors to the garden. On the first floor there is living room, family bathroom, bedroom 3 with fitted wardrobes. The second floor comprises of a further two bedrooms both with fitted wardrobes and one with balcony to front, and a shower room. The property has front and rear gardens and parking. The property will be fitted to a beautiful modern standard throughout.

#### Key Features

- Three Storey Town House
- Three/Four Bedrooms
- Kitchen Diner
- Utility
- Family Bathroom
- Gas Central Heating
- EPC rating B
- Tenure: Freehold



## Entrance Hall

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

## Family room/study/Bedroom 4

1.7m x 3.3m (5.5ft x 10.8ft)

Feature UPVC bay window to the front aspect, radiator.

## Kitchen/Dinner

4.8m x 3.2m (15.7ft x 10.6ft)

UPVC window and patio doors to the rear aspect, 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 appliances of choice.

## Utility

2.4m x 1.6m (8ft x 5.3ft)

With a range of base units, sink over.

## WC

1.8m x 1m (5.9ft x 3.3ft)

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

## Landing

Doors to;

## Living Room

4.8m x 2.8m (15.7ft x 9.3ft)

UPVC windows to front, radiator.

## Bedroom 3

4.8m x 3.9m (15.7ft x 12.7ft)

UPVC to rear, radiator and fitted wardrobes.

## Family Bathroom

2.3m x 2.5m (7.5ft x 8.3ft)

With both panelled bath and corner shower low level wc, ladder style radiator, wash hand basin.

## Landing

Doors to;

## Bedroom 1

4.8m x 3.9m (15.7ft x 12.8ft)

With UPVC window to front, patio doors to balcony to the front aspect, radiator and fitted wardrobes.

## Bedroom 2

4.8m x 3.9m (15.7ft x 12.8ft)

UPVC window to the rear aspect, radiator.

## Shower Room

2.4m x 1.4m (8ft x 4.7ft)

Shower enclosure, low level wc, wash hand basin, ladder style radiator.

## Outside

The property has garden to the front, and rear.

## 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.

## Location

Located on the popular Lumley Fields development built by Manorcrest Homes. Very popular area benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office within a mile. The lovely sandy beach, railway station and town centre are also only just under two miles away.

## Directions

From our office on Roman bank proceed along Roman Bank to The Ship traffic lights. Turn left onto Burgh Road. Opposite the Texaco 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 the property can be found over looking the square.

## 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. 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.

## MORTGAGE ADVICE

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.

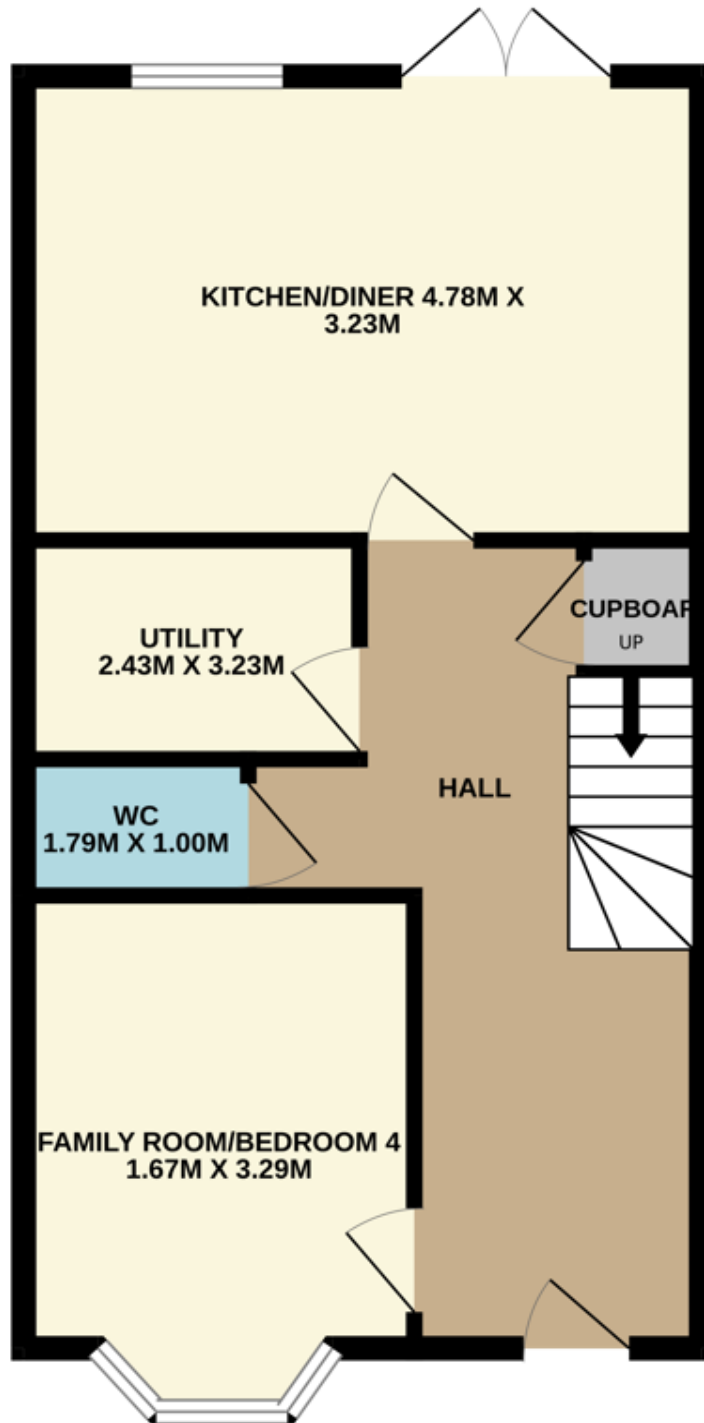
## ENERGY PERFORMANCE INFORMATION

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.

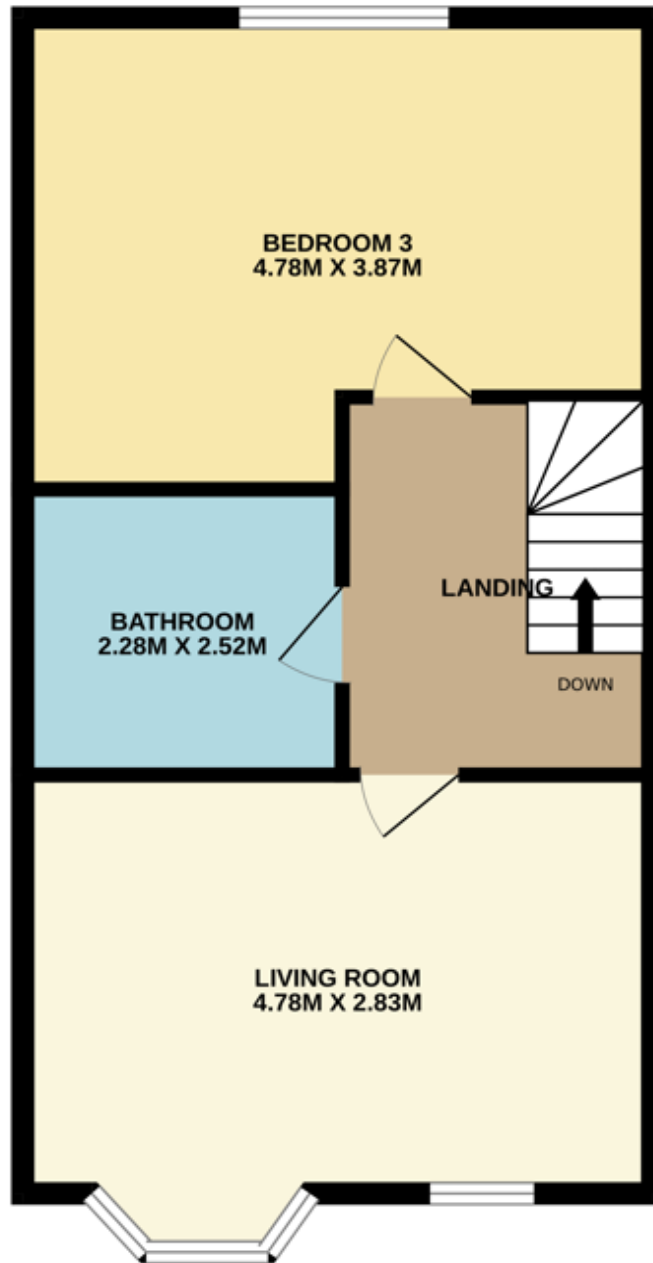
## AGENTS NOTE

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.

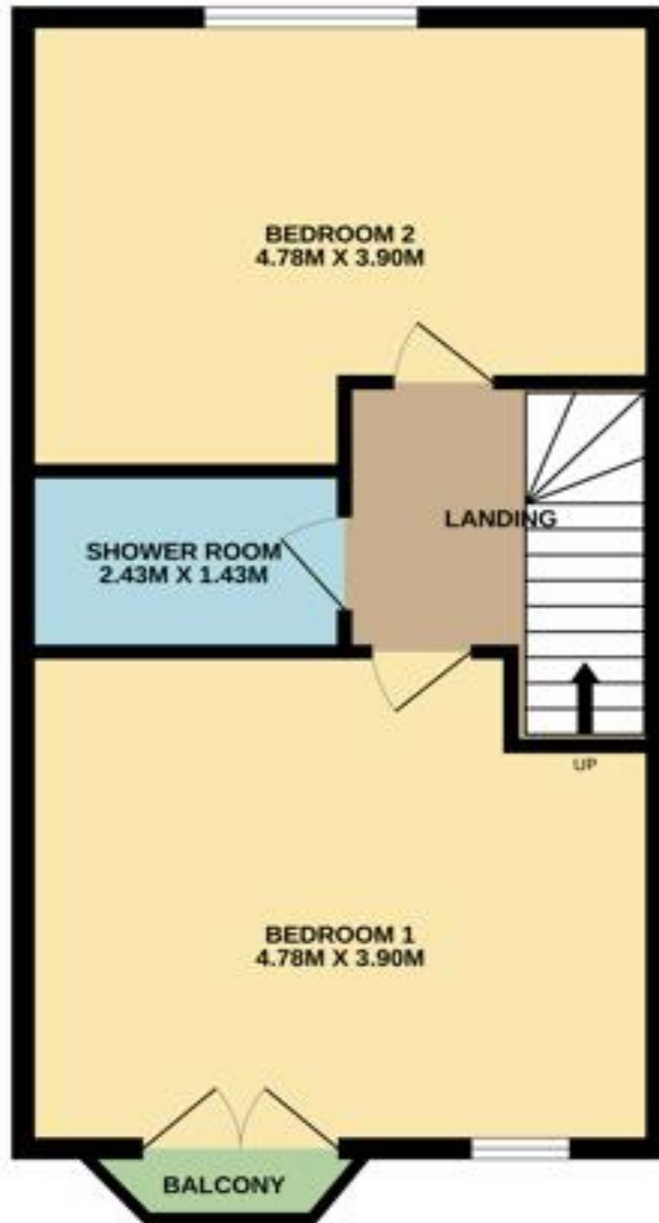
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

  
**lovelle**

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