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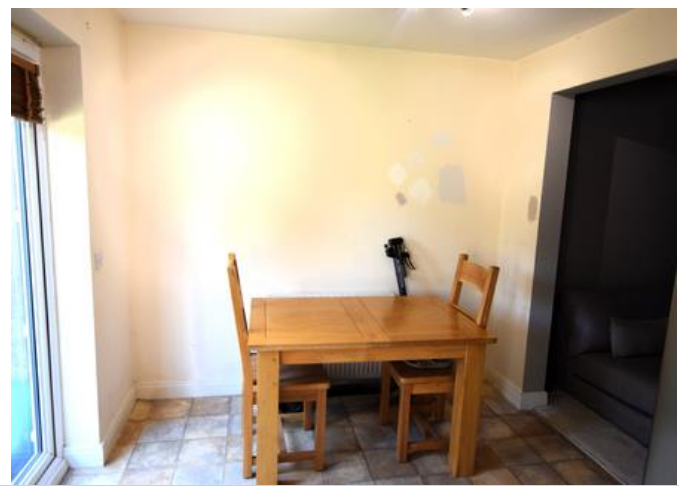
5 Draycott Way, Chapel St Leonards, PE24 5WG

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£190,000

When it comes to  
property it must be

  
lovelle

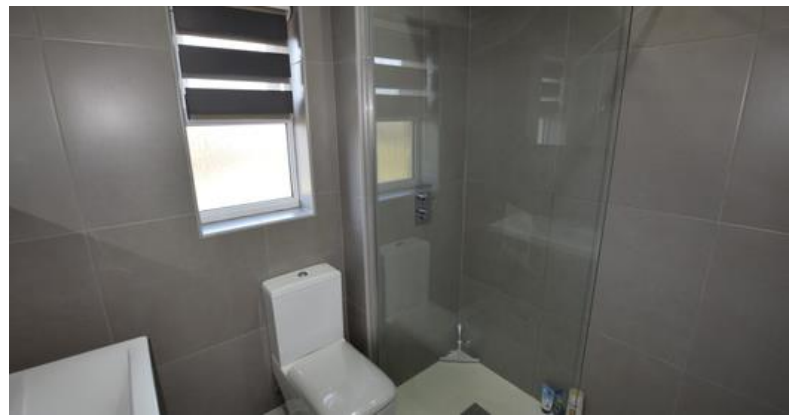


£190,000



### Key Features

- Three Bedrooms
- Semi Detached House
- Front and Rear Garden
- Good Sized Double Width Driveway
- Oil Central Heating
- EPC rating C
- Tenure: Freehold



A well presented modern three bedroom semi detached house in a quiet cul-de-sac, in the lovely seaside village of Chapel St Leonards. The entrance porch, lounge, kitchen diner, downstairs Wc, three bedrooms, shower room, with oil central heating, UPVC double glazing and enclosed rear garden. Great size double width driveway.

### Entrance Porch

Entered via a composite door, with, stairs to first floor, doors to;

### Wc

Low level Wc, wash hand basin, ladder style radiator, UPVC window to the front aspect.

### Lounge

4.61m x 3.75m (15.1ft x 12.3ft)

With UPVC window to the front aspect, two radiators, door to understairs cupboard, open to;

### Kitchen

2.59m x 4.74m (8.5ft x 15.6ft)

With UPVC window to the rear aspect, French doors to the garden, fitted with an array of base and wall cupboards with worktops over, fitted oven and hob with extractor hood, space for dishwasher, space for washing machine, space for American style fridge freezer.

### Landing

With loft hatch.

### Bedroom One

3.97m x 2.62m (13ft x 8.6ft)

With UPVC window to the rear aspect, radiator.

### Bedroom Two

3.3m x 2.63m (10.8ft x 8.6ft)

With UPVC window to the front aspect, radiator.

### Bedroom Three

2.02m x 2.62m (6.6ft x 8.6ft)

With UPVC window to the rear aspect, radiator.

### Bathroom

1.88m x 1.99m (6.2ft x 6.5ft)

UPVC window to the front aspect, low level Wc, "floating" wash hand basin, walk in shower with waterfall shower head, tiled walls.

### Garden

The front garden is laid to lawn with an attractive, modern concrete driveway and gravelled area providing car parking for several cars, to the rear the garden is enclosed by fencing, with a screened oil tank, laid to low maintenance gravel and paved areas with gated side access to the front.

### Services

The property has oil, water, sewerage and electricity. 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

Great location in the popular, well served coastal village of Chapel St. Leonards. Amenities include regular bus services, pubs/restaurants, take-aways, Co-Op supermarket, Doctors, various other shops and a beautiful sandy beach.

### Direction

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Skegness road (second turning signposted for Chapel St. Leonards). Draycott Way is the third turning on the right and the property will 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. 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.

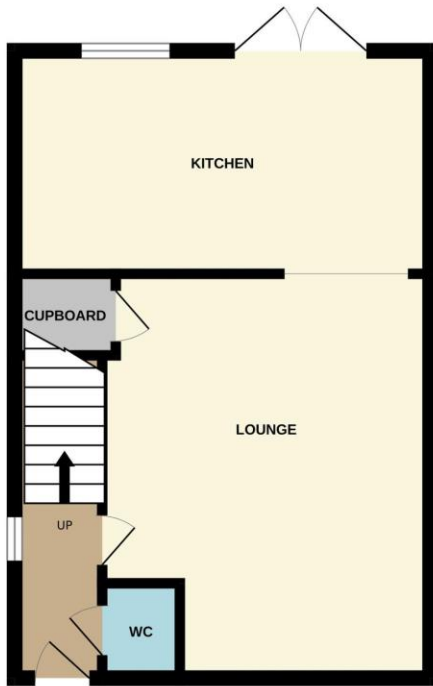
### Energy Performance Certificate

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.

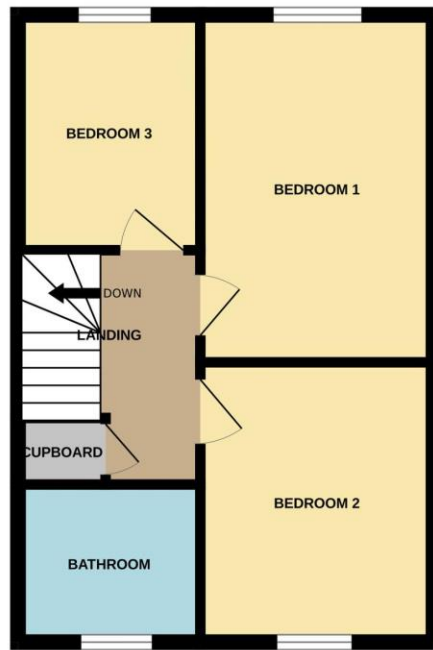
### Agents Notes

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01754 769769

skegness@lovelle.co.uk

