

Buy. Sell. Rent. Let.



8 Four Seasons Park, Chapel St Leonards, PE24 5YW



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£144,995

When it comes to
property it must be


lovelle



£144,995

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Key Features

- Popular Site
- No Onward Chain
- Master Bedroom with Ensuite
- Driveway & Single Garage
- Large Lounge-Diner
- Good Size Enclosed Rear Garden
- EPC rating Exempt
- Tenure: Leasehold





For sale with NO ONWARD CHAIN! Well presented three bedroom Parkhome on popular site close to the shops and beach! Accommodation comprises; open plan lounge-diner, kitchen, shower room, master bedroom with en-suite, two further bedrooms with gas central heating, UPVC double glazing, driveway for several cars and single garage, good sized enclosed rear gardens.

Lounge/Diner

5.97m x 6.44m (19.6ft x 21.1ft)

(L shaped room maximum) Entered via UPVC French doors, three UPVC windows, three radiators, electric fire and surround, laminate flooring, two ceiling light fan, door to hall;

Kitchen

3.4m x 2.93m (11.2ft x 9.6ft)

UPVC window and door to the side aspect, larder cupboard, cloaks cupboard, cupboard housing central heating boiler (Worcester fitted 2009), fitted with range of base and wall cupboards with worktops over, single sink, integrated electric oven and hob, extractor over, space for under unit fridge and freezer, space for washing machine.

Hall

Radiator, storage cupboard, doors to;

Bedroom One

2.94m x 3.83m (9.6ft x 12.6ft)

UPVC window to the side aspect, radiator, fitted wardrobes, door to;

Ensuite

2.35m x 1.37m (7.7ft x 4.5ft)

With UPVC window to the side aspect, low level Wc, wash hand basin inset to vanity unit, space for shower cubicle, ladder style radiator.

Bedroom Two

2.89m x 2.73m (9.5ft x 9ft)

With UPVC window to the rear aspect, radiator, fitted wardrobes.

Bedroom Three

2.55m x 1.97m (8.4ft x 6.5ft)

With UPVC window to the side aspect, radiator, fitted wardrobe.

Shower Room

1.96m x 1.7m (6.4ft x 5.6ft)

With UPVC window to the side aspect, low level Wc, wash hand basin inset to vanity unit, shower cubicle, ladder style radiator, extractor.

Outside

To the front the gravelled garden opens on one side leading to the rear garden, to the other is a gravel drive leading to the garage. The rear garden is laid to gravel, lawn and bedded borders, two metal sheds, a greenhouse, all enclosed by fencing.

Services

The property has mains 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 a quiet, well maintained park with lakes and gated access to Sandy Lane and the sand dunes with steps over the sea bank onto the wonderful sandy beach. The popular, well served coastal village of Chapel St. Leonards has amenities to include regular bus services, pubs/restaurants, take-aways, Co-op supermarket, Doctors, various other shops and a beautiful sandy beach.

Directions

From Skegness take the A52 north, go through Winthorpe, through Ingoldmells and take the first turning into Chapel St. Leonards on Trunch Lane. Continue along and take the right hand turning onto Sea View Close and continue into Four Seasons Park and bear left.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

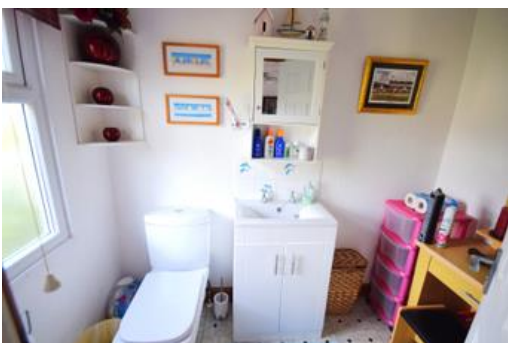
By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in 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.

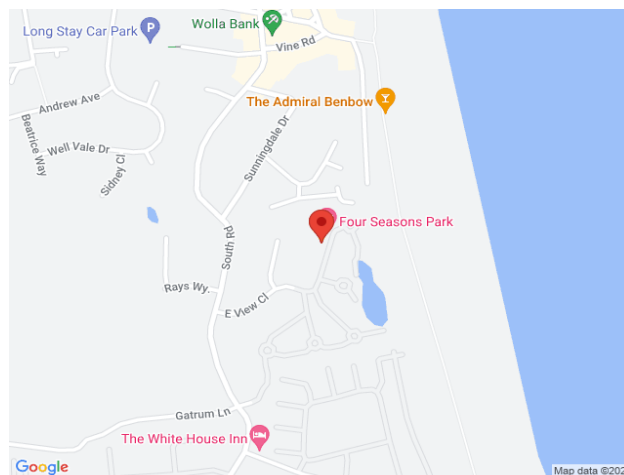


Energy Performance Certificate

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



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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