

Buy. Sell. Rent. Let.



Holly Bank, Sea Bank Road, Chapel St Leonards
PE24 5QU



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£325,000

When it comes to
property it must be


lovelle



£325,000



Key Features

- Direct Access onto the Beach adjacent to the House
- Very Well Presented
- Lounge & Conservatory
- Beautiful Kitchen-Diner
- Downstairs WC
- Upstairs Bathroom & En-Suite Shower Room
- EPC rating C
- Tenure: Freehold





NO ONWARD CHAIN! Fantastic location, very close to the beach with gated access from the rear garden onto the footpath to the side of the house leading directly onto the promenade and beach! Attractive gardens with driveway for several cars and garage with remote controlled electric roller door (installed 2023) plus electric car charging point. Very well presented home with accommodation comprising; hallway, downstairs wc, lounge, conservatory, kitchen-diner, large utility room, three bedrooms to the first floor with en-suite shower room to the master and family bathroom. The property has UPVC double glazing and oil central heating plus the benefit of owner owned SOLAR PANELS so you can sell your energy back to the grid (current rate is held until 2036 paying 68.3 pence per kwh, approximately generating £2000 per year). Lovely private 'tucked-away' location overlooking trees on pleasant lane within a few metres of the promenade and the golden sandy beach! Although very private it is less than 1/2 a mile from the village green, shops, amenities, doctors and bus station.

Hall

Entered via a composite front door with stairs to the first floor and understairs storage, doors to;

WC

Low level wc, wash hand basin, upvc window to the side aspect, radiator.

Lounge

5.47m x 4.20m (17'11" x 13'10")

Upvc window to the side aspect, French doors to the conservatory, French doors to the kitchen, open fire with brick surround and tiled hearth, radiator.

Conservatory

3.99m x 4.00m (13'1" x 13'1")

Upvc construction with low level brick, radiator, French doors to the garden, upgraded roof (aluminium multi wall polycarbonate), letting in an abundance of natural light, lovely area to enjoy the beautiful gardens.

Kitchen/Diner

3.76m x 6.58m (12'4" x 21'7")

With radiator, Upvc window to the side aspect, Upvc window to the rear aspect, further window into the utility room, door into utility room. Fitted with an array of attractive, cream, Shaker style base, drawer and wall cupboards with fitted worktops, recess for a microwave, inset 1 & 1/2 bowl stainless steel sink with mixer tap, cream Cannon electric double oven and hob, slimline dishwasher (Hotpoint), larder cupboard, oil central heating boiler. Large central island unit with integral breakfast bar/seating area also housing the under counter fridge and freezer (Zanussi). Very well thought out and appointed kitchen also with ample space for a six seater dining table.

Utility Room

2.75m x 3.01m (9'0" x 9'11")

Large Upvc window to the rear aspect, Upvc door to the driveway and Upvc door to the garden, door to garage, base cupboards with worktop over and inset stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer.

Landing

With Upvc window to the side aspect, loft access, cupboard housing the hot water tank, doors to;

Bathroom

2.62m x 2.11m (8'7" x 6'11")

Frosted Upvc window to the rear aspect, low level wc, bidet, pedestal wash hand basin, jacuzzi style corner bath, shower cubicle with electric shower, ladder style towel radiator.

Bedroom One

4.82m x 3.79m (15'10" x 12'5")

with Upvc windows to the front and side aspects, radiator, fitted double wardrobe, door to;

En-suite

1.65m x 1.58m (5'5" x 5'2")

Corner shower cubicle with waterfall style mains fed shower, low level wc (macerator), wash hand basin inset into vanity unit, ladder style radiator.

Bedroom Two

3.76m x 3.15m (12'4" x 10'4")

With Upvc window to the side aspect, fitted wardrobe with sliding doors, radiator, wash hand basin inset into vanity unit.

Bedroom Three

3.63m x 2.69m (11'11" x 8'10")

With Upvc window to the front aspect, radiator, wash hand basin inset into vanity unit.

Outside

Accessed via five bar gate which opens to the concrete driveway providing car parking for several cars and leads to the garage. There are gardens to all aspects of the property, beautifully landscaped and comprises of block paved patio seating area, lawned gardens, further Indian Sandstone paved patio area with pergola over, planted beds and borders, various trees (3 sycamores under Tree Preservation Orders) plus covered log store to the rear of the garage and attached brick coal house. The gardens are enclosed by walling, fencing and hedging.

Garage

4.30m x 3.40m (14'1" x 11'2")

With remote controlled electric roller door, power, and light, Upvc window to the side aspect.

Location

Chapel St. Leonards is a well served coastal village 8 miles north of the town of Skegness. Amenities in the village include regular bus services, primary school, doctors, two mini-supermarkets, various shops, Post Office, cafes, take-aways, pubs and restaurants.





Services

The property has oil central heating, mains water and drains and mains electric. 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 Skegness take the A52 north towards Mablethorpe. You go past Butlins and through Ingoldmells. Where signposted turn right onto Trunch Lane to go into Chapel St. Leonards. Follow Trunch Lane which continues into South Road. When you get to the junction at the end (village green on your right hand side) turn right. At the round about take the first exit and go past the co-op onto Sea Bank Road. Follow along and go up the incline and the property can be found about half way down the lane on the right hand side marked by our for sale board.

Agents Note

Under Section 21 of the Estate Agency Act please be aware the sellers of this property are related to a member of staff of this estate agency.

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

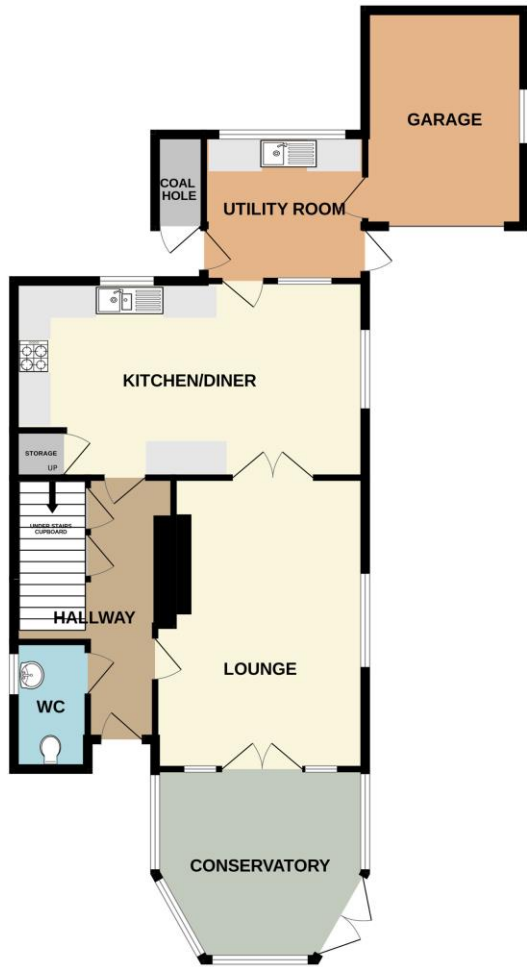
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

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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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lovelle

01754 769769

skegness@lovelle.co.uk