

Buy. Sell. Rent. Let.



6 Warwick Road, Chapel St Leonards, PE24 5UL



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2

£240,000

When it comes to  
property it must be

  
lovelle





£240,000



### Key Features

- Immaculate Detached Bungalow
- Pleasant, Cul-de-sac Location
- Two Double Bedrooms both with Fitted Wardrobes
- Driveway & Garage
- Enclosed Rear garden
- EPC rating D
- Tenure: Freehold









Immaculate bungalow in pleasant cul-de-sac location! Renovated by the current vendors including re-plastered walls and ceilings, new shower room and newly fitted kitchen! Spacious accommodation comprises; hallway, shower room, two double bedrooms both with fitted wardrobes, kitchen, lounge and conservatory! There is a driveway leading to a single garage and an enclosed rear garden. Lovely, quiet cul-de-sac location but still within 1/3 of a mile of the golden sandy beach, the village green, bus terminal, shops, cafes, pubs, restaurants, Vets and mini supermarket.

### Hallway

Entered via UPVC door with laminate flooring, cloaks cupboard (also housing the consumer unit), coving, loft hatch (with part boarding and light), doors to;

### Shower Room

2.31m x 1.47m (7'7" x 4'10")

With UPVC window, back to wall wc, wash hand basin inset into vanity unit, shower enclosure with electric shower, coving, ladder style electric oil filled radiator, attractive vinyl flooring.

### Bedroom One

4.27m x 3.20m (14'0" x 10'6")

UPVC window to the front aspect, coving, fitted wardrobe, Creda electric oil filled radiator.

### Bedrom Two

3.25m x 2.69m (10'8" x 8'10")

UPVC window to the front aspect, coving, fitted wardrobe, Creda electric oil filled radiator.

### Kitchen

3.25m x 3.10m (10'8" x 10'2")

Recently re-fitted with base cupboards and drawers, work surface over with inset stainless steel sink, tiled splashbacks, cupboard housing the LPG gas boiler (for the hot water), space for under unit fridge and freezer, space for washing machine, Beko range style cooker, Rointe electric oil filled radiator, attractive vinyl flooring, coving.

### Lounge

5.05m x 3.89m (16'7" x 12'10")

With radiator, laminate flooring, coving, Rointe electric oil filled radiator, patio doors to;

### Conservatory

4.34m x 2.51m (14'2" x 8'2")

Of brick and UPVC construction with door to the rear garden.

### Outside

To the front there is a garden laid to lawn and block paved driveway leading to the single garage (with up and over door, power and light) and to the rear is a garden laid to patio and lawn, enclosed by fencing. To the side is a paved area and the storage area for the LPG gas bottles and a storage shed.

## Services

The property has mains, water, sewerage and electricity and has LPG gas for hotwater. 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

Well served coastal village with various shops, mini supermarket, Post Office, regular bus services, lovely sandy beach and Doctors surgery.

## Directions

From Skegness take the A52 north and go past Butlins, through Ingoldmells and past Chapel St. Leonards Garden Centre and take the next turning left, sign posted to Chapel St Leonards (Skegness Road). At the bottom of the road turn right onto Sea Road. Turn left opposite the Spar shop onto Buckingham Drive. At the end turn left onto Wilton Avenue then turn right onto Warwick Road. The property will be found on the right 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

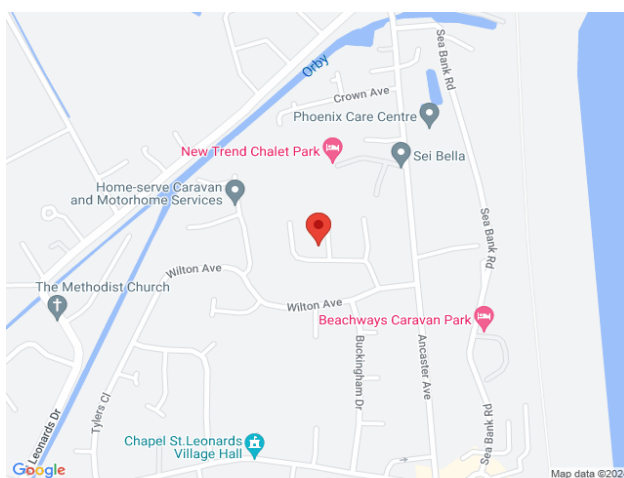
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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