

Buy. Sell. Rent. Let.



37 Simpson Close, Chapel St Leonards, PE24 5JU



£160,000

When it comes to
property it must be


lovelle



£160,000



Key Features

- Two Double Bedrooms
- NO ONWARD CHAIN
- Bathroom and separate downstairs toilet
- Within half a mile of the Village Green and Amenities and Beach
- Off Road Parking
- EPC rating TBC
- Tenure: Freehold





Immaculate two double bedroom house with driveway in pleasant cul-de-sac location. The accommodation comprises; hallway, lounge, modern kitchen-diner, downstairs WC, upstairs family bathroom and two double bedrooms. Built in 2002, this home has been modernised and upgraded by the current owners, including new décor, carpets, re-fitted kitchen, landscaped gardens and new central heating system. There is a beautiful, enclosed garden that in the agents opinion offers, a good level privacy and a driveway. Although semi detached this house feels detached as the only party wall is the kitchen! Great location in the coastal village of Chapel St Leonards with its village green, shops, amenities, doctors and bus station.

Entrance Hall

Enter the property via a part double glazed door into an entrance hall with stairs to the first floor, radiator and door into;

Lounge

3.40m x 3.80m (11'2" x 12'6")

A good sized lounge with double aspect UPVC double glazed windows with a large bow bay window to front elevation. Radiator and door leading into;

Kitchen/Diner

4.01m x 3.22m (13'2" x 10'7")

A very good family sized kitchen diner with wall and base units, free space for free standing electric cooker with extractor over, one and half bowl stainless steel sink, space for fridge freezer, space for washing machine and part tiled walls. There is ample space for a dining table and chairs. UPVC double glazed window to side elevation and radiator. There is a large useful cupboard off the kitchen housing the electric boiler and hot water tank (new in 2023), door to;

Rear Porch

1.47m x 1.63m (4'10" x 5'4")

With radiator and part glazed door leading to enclosed rear garden and door to;

Downstairs WC

1.47m x 1.09m (4'10" x 3'7")

Handy downstairs WC and wash hand basin, radiator and UPVC obscure double glazed window.

Upstairs Landing

With large built in cupboard over the stairs, loft access with light and UPVC double glazed window to the rear garden, doors to;

Bedroom One

3.41m x 4.85m (11'2" x 15'11")

A lovely large light room with UPVC triple aspect double glazed windows and plenty of space for a dressing area, radiator.

Bedroom Two

4.12m x 2.63m (13'6" x 8'7")

Double bedroom with UPVC double glazed window to the side aspect, radiator.

Bathroom

1.88m x 2.08m (6'2" x 6'10")

A family sized bathroom consisting of bath with electric shower over, pedestal sink, WC, radiator, UPVC obscure double glazed window, extractor fan, part tiled wall.

Outside

The front of the property is mainly laid to two large shrubberies and a driveway creating parking area. The rear of the garden is fully enclosed and has a patio area and a garden laid to lawn, decking with timber shed.

Services

The property has mains sewerage, mains water and electric. The central heating is via an electric boiler with radiator. 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 in this ever 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 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). At the end of the road turn right onto Sea Road. Take the first turning on the right onto Amery Road, follow this to the end and turn right at the end and 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

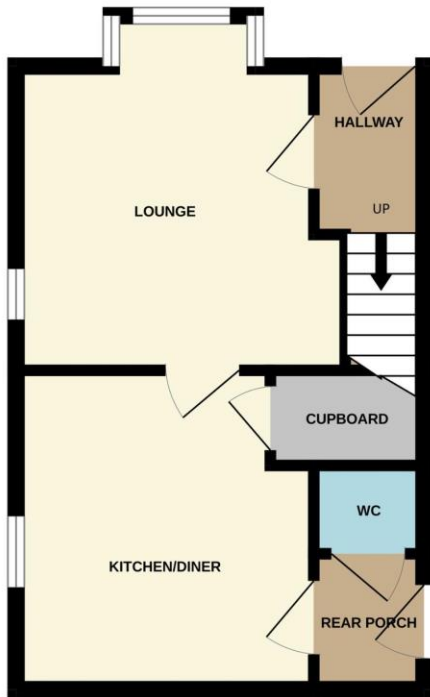
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

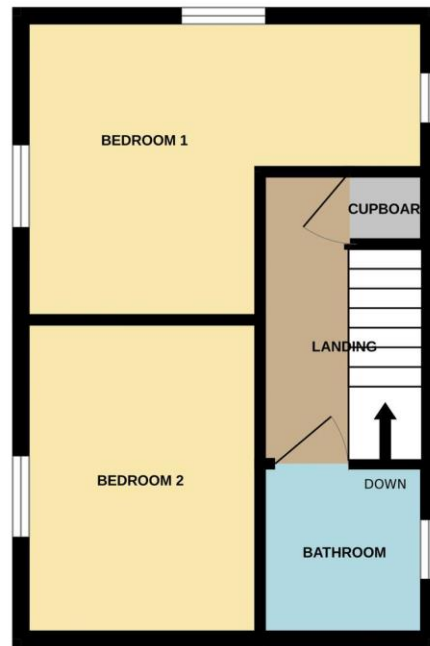
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.



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.
Made with Metropix ©2024

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



lovelle

01754 769769

skegness@lovelle.co.uk

