

Buy. Sell. Rent. Let.



Simmat, Grasmere Avenue, Chapel St Leonards, PE24 5TZ



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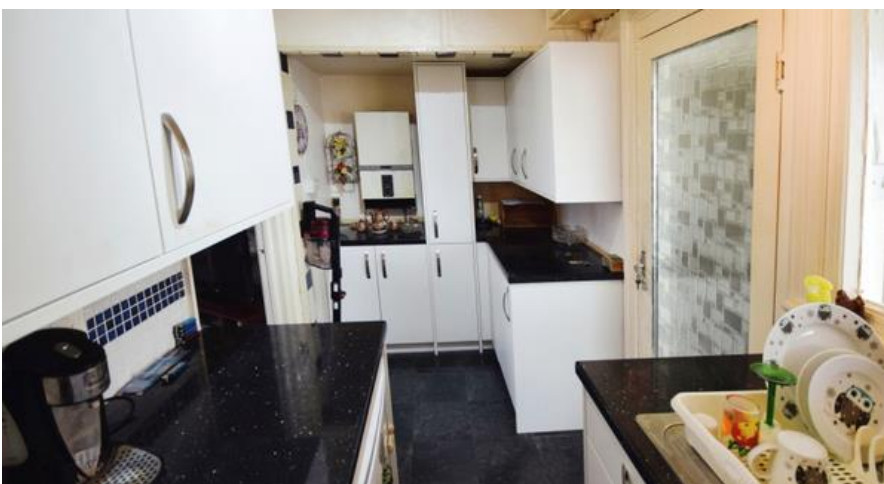


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£160,000

When it comes to  
property it must be

  
**lovelle**



£160,000



### Key Features

- Detached Bungalow
- Two Bedrooms
- Conservatory
- Attached Garage
- Front and Rear Gardens
- EPC rating G
- Tenure: Freehold



Close to the BEACH and shops! The accommodation comprises; lounge, kitchen, conservatory, with bathroom, two bedrooms. The property has electric heating and double glazing, driveway and attached garage! Chapel St Leonards is a well served, coastal village with many amenities including a regular bus services, pubs/restaurants, take-aways, Co-op supermarket, Doctors, various other shops and a beautiful sandy beach.

### Lounge

16'0" x 12'8" (4.9m x 3.9m)

Entered via UPVC front door, three UPVC windows to front and side aspects, electric radiator, LPG gas fire, doors to;

### Bedroom One

12'6" x 10'4" (3.8m x 3.1m)

With UPVC window to the front aspect, electric radiator, fitted wardrobes.

### Bedroom Two

8'12" x 9'5" (2.7m x 2.9m)

With single glazed window into the conservatory, electric radiator.

### Kitchen

5'6" x 12'8" (1.7m x 3.9m)

Fitted with range of base and wall cupboards with worktops over, stainless steel sink, free standing electric cooker, LPG boiler for hot water, space for fridge, window and door to conservatory.

### Conservatory

7'7" x 17'11" (2.3m x 5.5m)

With double glazed windows to the rear garden, work surface with space and plumbing for washing machine, tumble dryer and freezer, doors to;

### Bathroom

7'7" x 7'2" (2.3m x 2.2m)

With UPVC window to the rear aspect, electric panel heater, pedestal wash hand basin, bath with electric shower over, low level WC.

### Outside

To the front is a dwarf wall and wrought iron gates opening to a paved frontage providing parking for several cars and leads to the garage. The rear garden is laid to patio and lawn, with flower borders and shed.

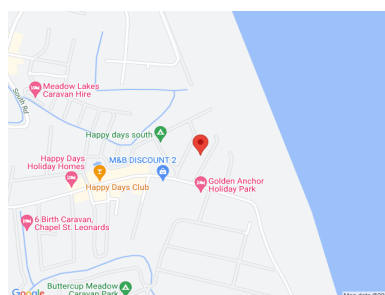
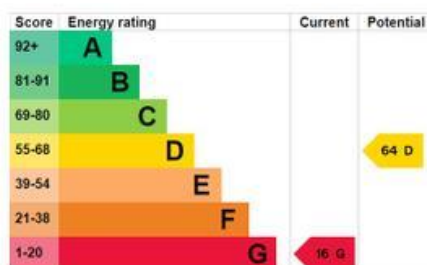
### Garage

20'12" x 6'12" (6.4m x 2.1m)

Attached garage with up and over door open to the rear garden.

### Services

The property has 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.

## Directions

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right on to Trunch Lane continue along this road and take the turning on the left onto Grassmere Avenue. The property will be found on the righthand side marked by a for sale board.

## 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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**lovelle**

01754 769769

skeness@lovelle.co.uk

