

Buy. Sell. Rent. Let.



19 Prince Avenue, Chapel St Leonards, PE24 5RR



3



3



2

£265,000

When it comes to  
property it must be

  
lovelle





£265,000

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### Key Features

- Waterside Location with Fishing Stage
- Three Double Bedrooms
- Ensuite to Master Bedrooms
- Large Integrated Garage
- Shower Room and WC
- Ample Gated Parking
- EPC rating TBC
- Tenure: Freehold

A superb unique waterside location in the popular coastal village of Chapel St Leonards. This substantial detached bungalow has three double bedrooms, en-suite to master bedroom, shower room, WC, large dining kitchen, lounge, integrated garage with ample gated parking.

### Hall

2.46m x 2.72m (8'1" x 8'11")

Entered via a composite door into the hall, with UPVC window to the front aspect, radiator.

### Bedroom Two

3.66m x 3.24m (12'0" x 10'7")

With UPVC window to the front aspect, radiator.

### Dining/Kitchen

5.79m x 4.52m (19'0" x 14'10")

(maximum dimensions) With UPVC window to the side and rear aspect, UPVC French doors to the rear aspect, radiator, fitted with a range of base and wall cupboards with worktops over, inset Belfast style porcelain sink, space for washing machine, slim line dishwasher, electric range style cooker.

### Lounge

5.01m x 5.99m (16'5" x 19'8")

With UPVC door sliding to the side aspect, UPVC window to the side aspect, log burner stove with wood surround fireplace.

### WC

1.34m x 1.64m (4'5" x 5'5")

With low level WC, wash hand basin.

### Bedroom Three

2.98m x 3.08m (9'10" x 10'1")

With UPVC window to the side aspect, radiator, fitted cupboard housing the hot water tank,

### Bathroom

2.13m x 2.65m (7'0" x 8'8")

With UPVC to the side aspect, low level WC, pedestal wash hand basin, shower, extractor ladder radiator.

### Bedroom One

3.76m x 4.48m (12'4" x 14'8")

With UPVC box bay window to the side, radiator

### Ensuite

2.82m x 1.66m (9'4" x 5'5")

With UPVC window to the side aspect, ladder radiator, low level WC, pedestal sink, walk in shower cubicle with mains mixer shower, extractor fan.

### Outside

Entered via a wrought iron gate leading to driveway and garage. To the rear garden is laid to lawn.

### Garage

4.59m x 5.66m (15'1" x 18'7")

With up and over door, with opaque UPVC windows, electric fuses.

## Services

The property has oil fired central heating, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. The property has solar panels please contact the agents for more information. 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 onto Skegness Road (second turning signposted for Chapel St. Leonards). At the end of the road turn left onto Sea Road and immediately right on to St Leonards Drive and then the first right. Proceed to the bottom of the road where you will see the property marked by our 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.

## Mortgage Advice

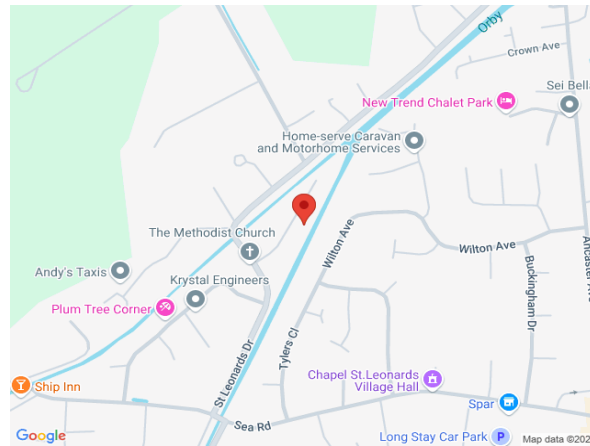
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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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