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23 Warwick Road, Chapel St Leonards, PE24 5UL



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£235,000

When it comes to
property it must be


lovelle

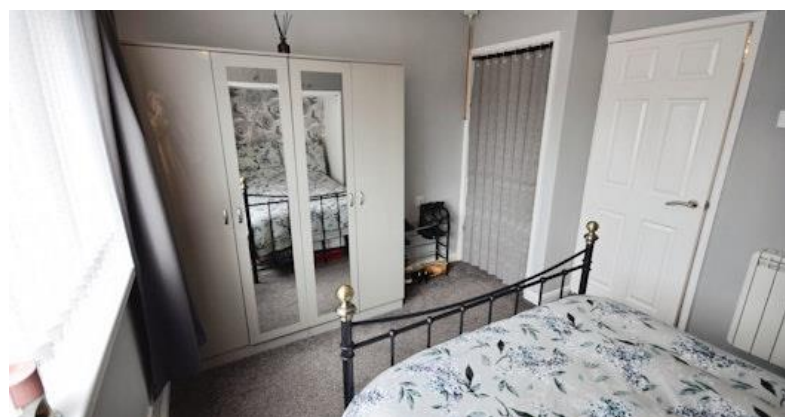
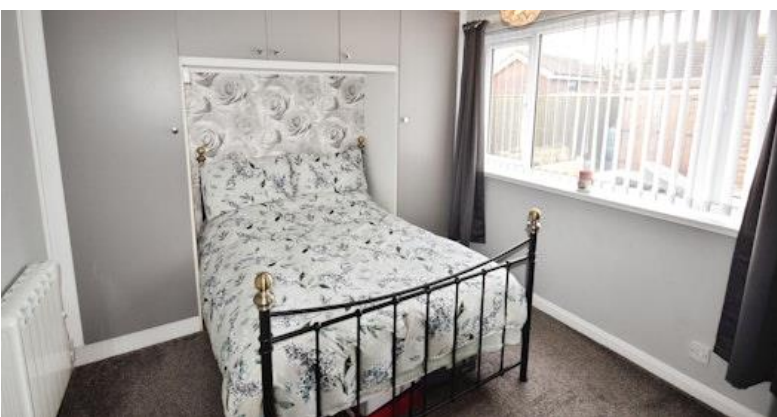


£235,000

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Key Features

- Immaculate Detached Bungalow
- Two Double Bedrooms
- Open Plan Utility Room and Dining Room
- Modern Lounge
- Modern Shower Room
- Large, Modern Kitchen
- EPC rating E
- Tenure: Freehold





Beautifully modernised by the current owners this bungalow offers modern accommodation throughout including; entrance porch, large kitchen with glossy grey units, dining room open plan to utility area, lounge, re-fitted shower room, two double bedrooms with rubberised frontage providing off road parking for numerous cars and good size, but wonderfully landscaped, low maintenance rear garden, an ideal space to enjoy the westerly facing and not overlooked garden with its numerous seating areas but also has two sheds providing plenty of outside storage space. Located on a no-through road in a popular, pleasant area of the village within 1/2 a mile of the village green, shops, cafes, restaurants, pubs, amenities and golden sandy beach!

Entrance Porch

Of UPVC construction, door to;

Kitchen

4.23m x 3.18m (13'11" x 10'5")

(Dimensions are min. The room is L-shaped measuring 4.23m x 3.176m plus 2.412m x 1.63m). With UPVC windows to the rear aspect, UPVC door to the rear, Gabaron electric radiator, fitted with a range of glossy base and wall cupboards with worktops over, space for electric cooker, space for fridge freezer and space for dishwasher, inset stainless steel sink, doors to the dining room and lounge.

Lounge

5.14m x 3.41m (16'11" x 11'2")

With UPVC window to the front aspect, Gabaron radiator, coving and door to;

Inner hall

Cupboard housing the hot water tank, doors to;

Shower Room

2.24m x 1.68m (7'4" x 5'6")

Low level WC, wash hand basin inset to vanity, walk in shower cubicle, UPVC window to the side aspect, tiled walls.

Bedroom One

3.65m x 2.95m (12'0" x 9'8")

With UPVC window to the rear aspect, Gabaron electric radiator, loft access, fitted wardrobes, fitted cupboard.

Bedroom Two

3m x 2.69m (9'10" x 8'10")

With UPVC window to the front aspect, Gabaron electric radiator.

Dining Room/Utility Room

5.35m x 2.39m (17'7" x 7'10")

With UPVC windows to the front and rear aspects, laminate floor, space for washing machine.

Outside

The front of the property is rubberised to provide large frontage for parking numerous vehicles. With double gates to one side and a single gate to the other with rubberised footpath also leading to the rear garden which comprises; rubberised patio, concrete patio area, decking, artificial grass, pergola, raised beds, two sheds, all enclosed by fencing.

Services

The property has mains, water, sewerage and electricity. New windows were installed April 2022. 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

Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

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.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: E

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.lovell.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

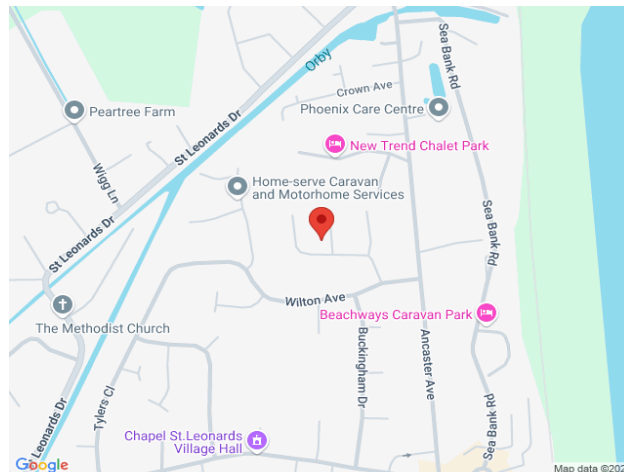
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

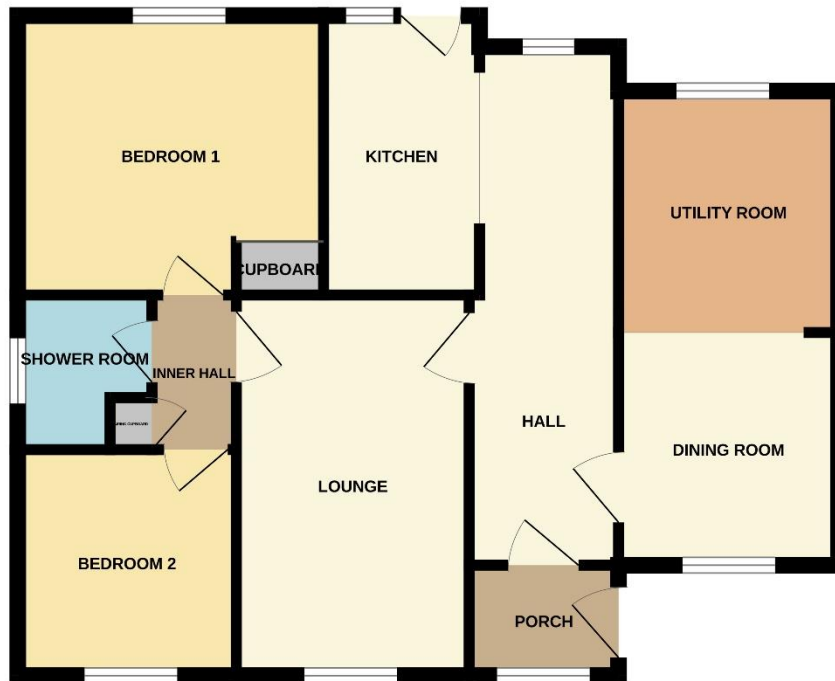
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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