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24 Landseer Avenue, Chapel St Leonards, PE24 5QZ



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2

£240,000

When it comes to  
property it must be

  
lovelle





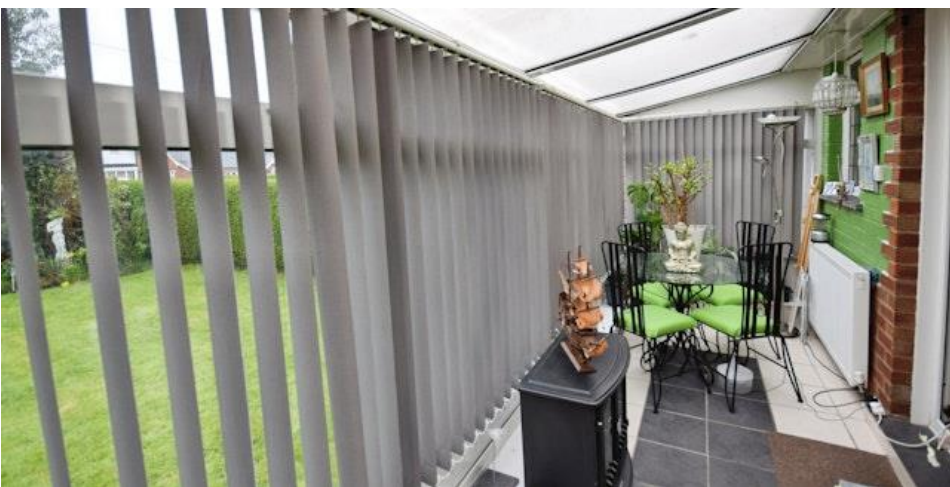
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#### Key Features

- Two Double Bedrooms
- Kitchen Diner
- Lounge and Sun Room
- Wet Room and Utility Room
- Driveway for Several Cars & EV charger
- Air Source Heat Pump Central Heating
- EPC rating D
- Tenure: Freehold









Located on a no-through road this well presented detached bungalow offers lovely accommodation comprising; kitchen-diner, lounge with feature beams, sun room, two double bedrooms, wet room, utility room plus rubberised driveway, EV car charger, good size, well stocked and maintained front and rear gardens with modern air source heat pump central heating and UPVC double glazing. Located to the north end of the village known as 'The Point' you are just around the corner from a pub/restaurant, convenience store, bus stop and only a few hundred metres from the Observatory and golden sandy beach. The main part of the village is just over half a mile away with further array of shops, doctors, amenities. Lovely, quiet position in pleasant residential area.

### Kitchen/Diner

6.91m x 2.97m (22'8" x 9'8")

Entered via a porch, with UPVC windows to the front and rear aspects, laminate floor, radiator, fitted with range of base and wall cupboards with worktops over, ceramic sink, integrated electric oven and microwave, halogen hob, feature beams to the ceiling, doors to;

### Lounge

5.88m x 3.45m (19'4" x 11'4")

With two radiators, laminate flooring, open fire and brick surround with electric fire in front, beams to ceiling, UPVC patio doors to;

### Sun Room

5.2m x 1.64m (17'1" x 5'5")

Of UPVC construction, tiled floor, radiator, door to the front garden.

### Inner Hall

With loft access, doors to;

### Wet Room

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, shower over drain, fitted cupboard, radiator.

### Bedroom One

3.29m x 3.66m (10'10" x 12'0")

With UPVC window to the rear aspect, radiator, fitted wardrobes.

### Utility Room

2.72m x 1.97m (8'11" x 6'6")

With UPVC window and door to the rear aspect, radiator, space for washing machine and American fridge freezer, door to;

### Bedroom Two

3.52m x 2.72m (11'6" x 8'11")

With UPVC window to the front aspect, radiator, laminate flooring.

## Outside

Five bar gates open to the rubberised driveway with space to park several cars and the front garden is laid to lawn, with plants, shrubs and trees. The rear garden is laid to concrete patio and lawn with large fishpond, established plants, shrubs and trees including apple, pear plus blackcurrant and strawberry plants. External power points and lighting.

## Services

The property has an Air Source central heating, mains electricity, mains water and sewerage. We have not tested any appliances or systems. 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 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), take the next right onto Sea Road, then follow the road for approximately 500 yds, once you have passed the spar shop on your right, you will see a cross road and then take this left turn on to Ancaster Avenue, follow the road to the end and at the junction turn right onto St. Leonards Drive. Opposite New Point Stores turn left onto Landseer Avenue and the bungalow can be found past the round about on the right hand side.

## Material Information Data

Council tax band: C

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: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway, Off Street





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: Yes  
Energy Performance rating: TBC

### 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

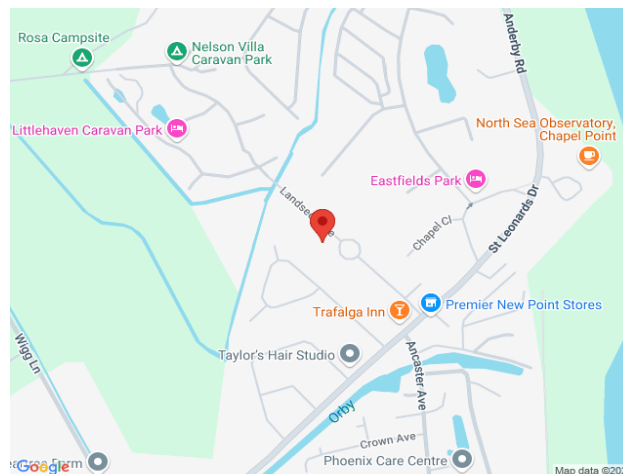
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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