

Buy. Sell. Rent. Let.



11 Crown Avenue, Chapel St Leonards, PE24 5SZ



£170,000

When it comes to
property it must be


lovelle



£170,000

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- Key Features**
- No Onward Chain
 - Two Double Bedrooms - Freshly Decorated & New Carpets
 - Driveway & Garage
 - Quiet Cul-de-Sac

- Redecorated Lounge & Sun Room
- Newly Fitted Modern Kitchen
- EPC rating E
- Tenure: Freehold



WOW UPGRADED semi detached bungalow in quiet cul-de-sac location for sale with NO ONWARD CHAIN! The accommodation comprises; hallway with two handy storage cupboards, re-fitted kitchen with NEWLY FITTED modern dove grey cupboards, shower room, two double bedrooms with FRESH DECOR & CARPETS, nice size lounge leading to a good size, re-decorated sun room. The property has LP gas central heating and UPVC double glazing. There is a driveway for several cars and a good size single garage. Low maintenance front garden plus enclosed rear garden mainly laid to lawn. Lovely cul-de-sac location just ½ a mile from the village green, shops and amenities including doctors, supermarket, various shops, cafes, restaurants, pubs and the golden sandy beach. Chapel Point is less than a 1/4 of a mile from the property and has local convenience store, pub/restaurant and there is the fantastic North Sea Observatory looking out onto the beach!

Hall

Entered via a UPVC door, with radiator, laminate flooring, storage cupboard, further cupboard housing the central heating boiler, loft access, doors to;

Shower Room

1.82m x 2.56m (6'0" x 8'5")

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, shower cubicle, ladder style radiator, tiled walls.

Bedroom One

3.02m x 3.63m (9'11" x 11'11")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.64m x 2.71m (11'11" x 8'11")

With UPVC window to the front aspect, radiator.

Kitchen

2.39m x 3.26m (7'10" x 10'8")

Newly refitted kitchen with a range of dove grey fitted base and wall cupboards with worktops over, stainless steel sink, fitted oven with electric hob over, stainless steel extractor fan, UPVC window to the rear aspect, space for undercounter fridge, space for washing machine, space for slim line dishwasher.

Lounge

3.45m x 4.49m (11'4" x 14'8")

With UPVC French doors to the sun room, radiator, vinyl flooring.

Sun Room

1.99m x 5.07m (6'6" x 16'7")

Recently upgraded and decorated by the seller, of timber and UPVC construction with patio doors to the rear garden.

Garage

2.7m x 5.8m (8'11" x 19'0")

With up and over doors, power and light, UPVC window to the rear aspect, glazed door to the rear garden.

Outside

To the front is a gravelled garden and concrete drive leading to the garage. Gated side access opens to the rear garden laid to concrete patio and lawn enclosed by fencing.

Services

The property has mains 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

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). At the end of the road turn right onto Sea Road, then left onto Ancaster Avenue. Continue along and Crown Avenue will be found on the left with the property being on the left hand side marked by our for sale board.

Material Information

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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: A

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: LG Gas Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)Standard, 18 Mb download, 1 Mb upload, Superfast 80 Mb download, 20 Mb upload, Ultrafast 2000 Mb download, 2000 Mb upload.

Mobile coverage: O2 - GOOD, Vodafone - OK, Three - GREAT, EE - GREAT

Parking: Garage, Driveway, Off Street, and Private

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-River and sea flooding risk: High

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: YES

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.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.

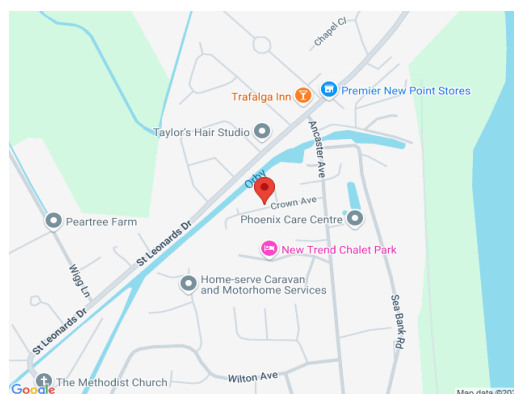
Energy Performance Certificate

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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

skegness@lovelle.co.uk