

Buy. Sell. Rent. Let.



2 Elliott Way, Chapel St Leonards, PE24 5FH



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£269,950

When it comes to
property it must be


lovelle



£269,950



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Attached Garage
- Shower Room
- Popular Cul-De-Sac Location
- Lounge, Dining Room, Conservatory
- EPC rating D
- Tenure: Freehold





Fantastic, immaculate detached bungalow in pleasant, popular cul-de-sac location! Beautifully stocked gardens with great sized plot; block paved double width driveway with larger than average garage, with space beside for caravan/motorhome, plus front, side and rear gardens including Summerhouse with power! The accommodation has attractive internal oak doors and comprises; two double bedrooms, modern shower room, lounge, dining room, modern kitchen and large conservatory with oil central heating and UPVC double glazing. 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).

Conservatory

2.51m x 7.28m (8'2" x 23'11")

Entered via a UPVC door, UPVC door to the rear, radiator, tiled floor, fitted cupboards, space for two under unit appliances, door to garage and UPVC door to;

Hall

With radiator, loft access (with ladder and light) two storage cupboards, luxury vinyl tiled flooring, doors to;

Kitchen

2.93m x 3.26m (9'7" x 10'8")

With UPVC window to the front aspect, fitted with range of modern base and wall cupboards with work tops over, single drainer sink, space for electric cooker with extractor over, space for washing machine, space for fridge freezer, radiator.

Lounge

3.59m x 4.31m (11'10" x 14'1")

With UPVC bay window to the front aspect, radiator, LPG "log effect" fire and surround, luxury vinyl tiled flooring, open arch to;

Dining Room

2.94m x 2.67m (9'7" x 8'10")

UPVC French doors to the side aspect, luxury vinyl tiled flooring, radiator.

Shower Room

1.8m x 2.42m (5'11" x 7'11")

With UPVC window into conservatory, back to wall WC, wash hand basin inset to vanity, shower cubicle, tiling to walls, vinyl flooring, ladder style radiator.

Bedroom One

With UPVC window to the rear aspect, radiator.

Bedroom Two

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

Outside

The front garden is laid to lawn with a range of shrubs and plants, a double width block paved driveway and a further block paved drive down to the side of the garage is ideal for parking larger vehicle/caravan/motorhome. Next to the driveway there is a further garden laid to lawn. To the other side there is a pretty garden with plants. The rear garden is laid to patio and lawn areas and bedded borders. A summer house with power, shed, greenhouse, further smaller summer house, gravelled enclosed area to hide the oil tank. The rear garden is enclosed by fencing.

Garage

3.18m x 6.7m (10'5" x 22'0")

With electric remote control up and over door, power and light, plastered ceiling with loft access, door to conservatory.

Services

The property has oil fired heating, mains electricity, mains water and sewerage. Internal oak doors. 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 enjoy 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 a left and then immediate right onto St Leonards Drive and then a left onto Elliot Way and the property will be found on the right hand side.

Material Information Link

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:

Tenure:

Property type:

Property construction:

Electricity supply:

Solar Panels:

Other electricity sources:

Water supply:

Sewerage:

Heating:

Heating features:

Broadband: FTTP (Fibre to the Premises)

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

Parking:

Building safety issues:

Restrictions - Listed Building:

Restrictions - Conservation Area:

Restrictions - Tree Preservation Orders:

Public right of way:

Long-term area flood risk:

Coastal erosion risk:

Planning permission issues:

Accessibility and adaptations:

Coal mining area:

Non-coal mining area:

Energy Performance rating:

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.lovele.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

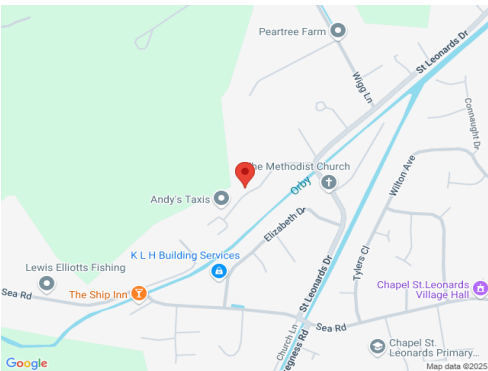
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

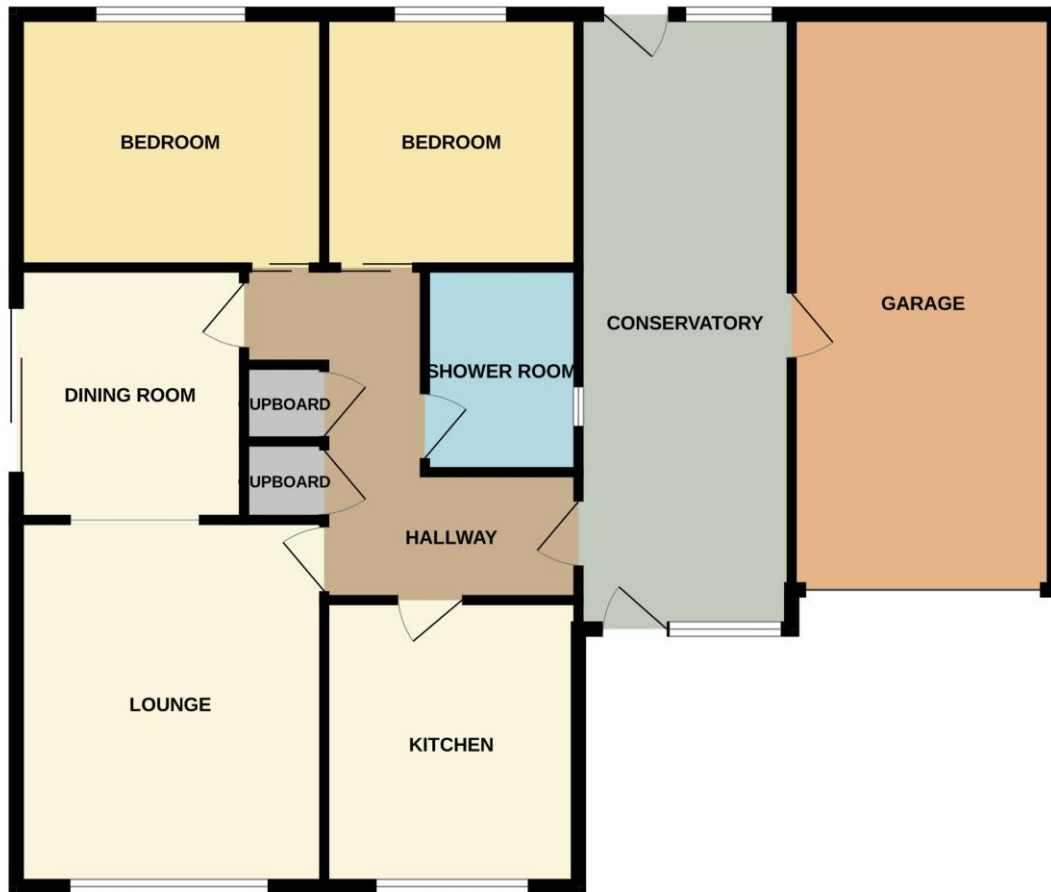
Agents Notes

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		80 C
55-68	D	59 D	
39-54	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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