

Buy. Sell. Rent. Let.



23 Ancaster Avenue, Chapel St Leonards PE24 5SL.



2



1



2

£185,000

When it comes to  
property it must be

  
lovelle



£185,000

 2
  1
  2

### Key Features

- NO ONWARD CHAIN
- Two Double Bedrooms
- Detached Bungalow
- Off Road Parking and Garage
- Popular Village Location
- Large Kitchen/Diner
- EPC rating E
- Tenure: Freehold





For sale with NO ONWARD CHAIN! This well-proportioned detached bungalow sits on a good sized plot and has a driveway and single garage. The accommodation comprises; hallway, bathroom, two double bedrooms, lounge, large kitchen-diner. The property has oil central heating and UPVC double glazing. Located within 1/2 a mile of the village green, shops and amenities and the golden sandy beaches.

### Entrance Porch

Entered via front door, with fuse box and electric metre, storage cupboard, wide door to;

### Lounge

4.39m x 3.63m (14'5" x 11'11")

With window to front aspect, electric fire, door to;

### Hall

With doors to;

### Kitchen

3.3m x 4.78m (10'10" x 15'8")

Fitted with a range of low level wall and base units with worktops over, sink, plastic splashbacks, radiator, window to the side aspect, integrated oven and hob, storage cupboard housing the boiler, doors to;

### Dining Room

2.11m x 4.14m (6'11" x 13'7")

With windows to the rear and side aspects, wide door to the garden.

### Bedroom One

3.63m x 3.61m (11'11" x 11'10")

With window to the front aspect, radiator.

### Bedroom Two

3.33m x 2.64m (10'11" x 8'8")

With window to the rear aspect, radiator.

### Wet Room

Adapted for easy mobility, shower, sink, WC, towel radiator, window to the rear aspect.

### External

To the front of the property there is a drive leading to the garage, low maintenance gravel area and an adapted ramp leads to the front door.

### Garage

With electric up and over door, electricity and light, personnel door to the side.

### Services

The property has oil central heating, 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

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, Chemist, 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 right onto Sea Road. Follow the road and then turn right just past the bus station Ancaster Avenue and the property can be found on the left hand side marked by our for sale board.

## 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: 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: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway, Garage

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: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access, Widened Door, Level access shower

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.

# GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

When it comes to **property**  
it must be

  
**lovelle**



01754 769769

skegness@lovelle.co.uk