

Buy. Sell. Rent. Let.



Aingarth, Wigg Lane, Chapel St Leonards, PE24 5RJ



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£315,000

When it comes to  
property it must be

  
**lovelle**





£315,000

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### Key Features

- Well Presented Extended Detached Bungalow
- Three Bedrooms
- Kitchen & Utility Room
- Lounge, Dining Room & Large Conservatory
- Bathroom & Further WC
- Large 1/4 of an Acre Plot
- EPC rating D
- Tenure: Freehold









Fantastic bungalow located on a quiet country lane with large barn on 1/4 acre plot! Edge of village location with great accommodation comprises; entrance porch, kitchen, lounge, dining room, conservatory, utility, wc, three double bedrooms and family bathroom with oil central heating and UPVC double glazing. The property has lovely front and rear gardens with driveway to the side of the property that leads to the rear of the plot to a large concrete yard area and a large 11m x 7m barn/workshop/garage! Check out our virtual viewing video to appreciate the accommodation and land with this property. Chapel St. Leonards offers great coastal village living with good amenities including regular bus services, doctors, mini supermarket, pubs/restaurants/cafes, primary school and wonderful sandy beaches!

### Entrance

Entered via front door into porch with door to hallway and door into;

### Lounge

5.75m x 4.33m (18'11" x 14'2")

UPVC window to the front aspect, two radiators, coved and textured ceiling, multi-fuel burner with brick surround and hearth, doors to inner hall and kitchen.

### Inner Hall

Loft access (with ladder, boarded, carpeted with two radiators and two windows), doors to;

### Bedroom One

3.59m x 3.08m (11'10" x 10'1")

UPVC window to the front aspect, radiator, coving, fitted wardrobe, laminate flooring.

### Bedroom Two

4.79m x 2.39m (15'8" x 7'10")

UPVC window to the rear aspect, radiator.

### Bedroom Three

3.33m x 2.1m (10'11" x 6'11")

UPVC window into the conservatory, radiator, coved and textured ceiling.

### Bathroom

2.53m x 1.79m (8'4" x 5'11")

UPVC window to the side aspect, panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled walls, extractor fan, coving.

### Kitchen

5.77m x 2.13m (18'11" x 7'0")

UPVC window to the side aspect, UPVC window to the conservatory, laminate flooring, fitted base and wall cupboards, work surface with ceramic 1&1/2 bowl sink, space for electric cooker, space for under unit fridge, under unit freezer and further under unit appliance, coving, radiator, doorway to the;

### Dining Room

3.38m x 2.79m (11'1" x 9'2")

UPVC window and door to the side aspect, radiator, laminate flooring, doors to conservatory, utility and WC.

## WC

1.07m x 1.45m (3'6" x 4'10")

UPVC window, low level WC, wash hand basin, tiled floor and walls.

## Utility Cupboard

Space and plumbing for washing machine, fitted shelving.

## Conservatory

5.85m x 3.83m (19'2" x 12'7")

Of brick and UPVC construction with upgraded insulated roof fitted in 2024 with attractive ceiling lantern providing extra light, laminate flooring, French doors to the rear garden.

## Outside

To the front is a garden mainly laid to lawn with mature trees, plants and shrubs. Concrete driveway leads to double gates and down the side of the property and opens to a large concrete yard area to the rear of the plot where there is a large barn. Gated access opens to the enclosed rear garden laid to patio and lawn with fishpond and further large koi pond and various plants and shrubs.

## Barn/Workshop

11.1m x 7.2m (36'5" x 23'7")

This large barn is an ideal multi-use space and offers double gates for vehicle access so can be used to garage cars plus a great workshop space with windows, water, power and light.

## Services

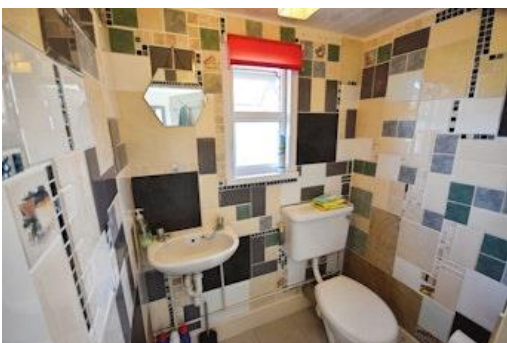
The property has oil central heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor 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

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 going through Ingoldmells. Take the second right hand turning into Chapel St Leonards onto Skegness Road. At the end of the road turn left and the immediately right onto St Leonards





Drive and take the 4th turning on the left hand side into Wigg Lane and the property can be found on the right hand side 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.

<https://moverly.com/sale/HYoYjYFfjDvnPHbDA12Tic/view>

### Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: TBC

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and 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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No



Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

### 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.

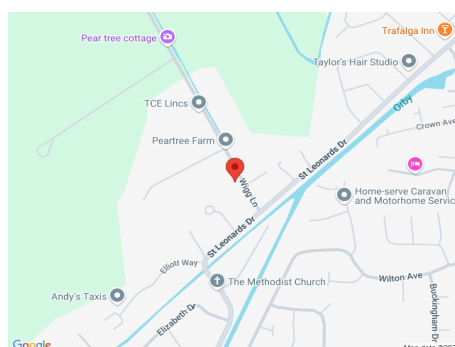
### Energy Performance Certificate

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



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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