



7 Elizabeth Court,
Chapel St Leonards, PE24 5RU



£179,950

- POPULAR VILLAGE LOCATION
- 2 BEDROOM SEMI DETACHED BUNGALOW
- LOW MAINTENANCE GARDEN TO THE FRONT WITH RAISED FISHPOND
- NESTLED IN THE CORNER OF THIS QUIET CUL-DE-SAC
- REAR GARDEN WITH SHED
- EPC RATING D



POPULAR VILLAGE LOCATION. A Two Bedroom Semi-detached Bungalow, with Kitchen, Dining area, Lounge, Bathroom with Shower, Low maintenance garden predominantly to the front with raised fish pond and Timber Shed to the rear nestled in the corner of the quiet Elizabeth Court. EPC Rating D

LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards, through Ingoldmells, take the first turning to Chapel, Trunch Lane and continue on as it becomes South Road. At the village Green turn left into Sea Lane, continue on, right into Elizabeth Drive and Elizabeth Court lies on the right hand side.

ACCOMMODATION

HALL

With built in cupboard housing the hot water cylinder, access to roof space.

KITCHEN

9' 7" x 9' 6"

With a range of base and wall units, roll edge worksurfaces with tiled splashbacks, sink unit with mixer tap over, space for cooker, plumbing for washing machine, further appliance spaces, 2 pvc windows, stable style door to the rear, tiled flooring.



DINING AREA

9' 1" x 6' 5"

With electric storage heater, glazed double doors to the:-

LOUNGE

19' 1" X 10' 11"

With 2 pvc windows to the front elevation, Dimplex electric fire in a brick fireplace surround with slabbed hearth, Dimplex electric storage heater.

BEDROOM 1

14' 2" x 9' 3"

With pvc window to the front elevation, electric panel heater.

BEDROOM 2

14' 0" x 6' 10"

With pvc window to the rear elevation, electric panel heater.

SHOWER ROOM

6' 4" x 6' 9"

With a low flush W.C, hand basin in a vanity unit, corner shower enclosure with screen door, pvc window, Glenn wall heater.

OUTSIDE

To the front is a low maintenance gravelled garden with a low brick wall and raised fish pond. Metal gates open onto a concrete drive with parking for 2 cars. A path leads to the rear garden area which is also gravelled for lower maintenance with Shed.



TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

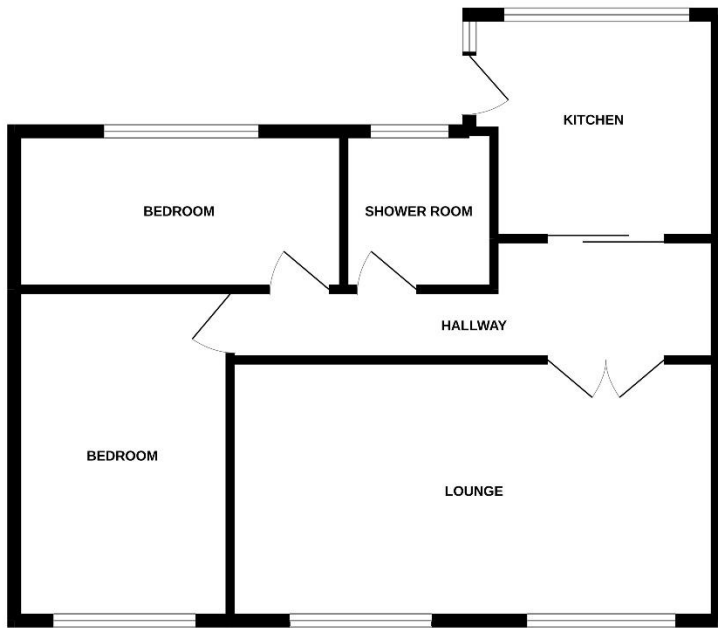
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2022/23 - £1,542.23



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sites, walls, 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 for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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