



36 Landseer Avenue,  
Chapel St Leonards, PE24 5QZ



**£280,000**

- NO CHAIN
- SPACIOUS DETACHED BUNGALOW
- GENEROUS SIZED PLOT
- LARGE MATURE GARDEN
- RE-FITTED KITCHEN & BATHROOM
- DRIVE & GARAGE
- EPC RATING E





**NO CHAIN.** A Spacious detached three bedroom bungalow with charm and character on a generous size plot with Driveway, Garage, Large mature Garden, Refitted Dining Kitchen, Sun room/Bedroom 4, Lounge, New Bathroom with Shower, pvc windows and oil fired central heating located on the attractive tree lined Landseer Avenue. EPC Rating E.

### LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards, through Ingoldmells, take the second turning right turn into Chapel St Leonards, the Skegness Road, and continue on to the junction with Sea Road, left and immediately right into St Leonards Drive and continue on towards Chapel Point, and just before the Point, Landseer Avenue is on the left hand side.

### ACCOMMODATION

#### ENTRANCE HALL

With radiator, oak effect laminate flooring.

#### DINING KITCHEN

18' 1" x 8' 11"

Fitted with a range of base and wall units, wooden worksurfaces, white ceramic sink unit, space for cooker, plumbing for washing machine and dishwasher, radiator, pvc window and pvc door, walk in PANTRY with radiator and spotlights to ceiling.



## LOUNGE

12' 1" x 15' 2"

With pvc window, radiator, downlights to ceiling.

## SUN ROOM / BEDROOM 4

21' 1" x 6' 7"

With pvc window to the side elevation, radiator.

## BEDROOM 1

12' 1" x 9' 1"

With 2 pvc windows and radiator.

## BEDROOM 2

12' 2" x 12' 1"

With 2 pvc windows, radiator, built in cupboard housing the hot water cylinder.

## BEDROOM 3

8' 11" x 5' 7"

With pvc window to the rear elevation, radiator, built in wardrobe, access to roof space.

## BATHROOM

Fitted with bath, hand basin, corner shower enclosure with Bristan electric shower, W.C, heated towel radiator, tiled walls and floor, pvc window.

## OUTSIDE

The property is approached over a concrete driveway leading to the detached garage. The gardens are mainly laid to lawn with impressive oak tree in the front lawn.

## DETAHCED GARAGE

With up and over vehicle door.



## 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

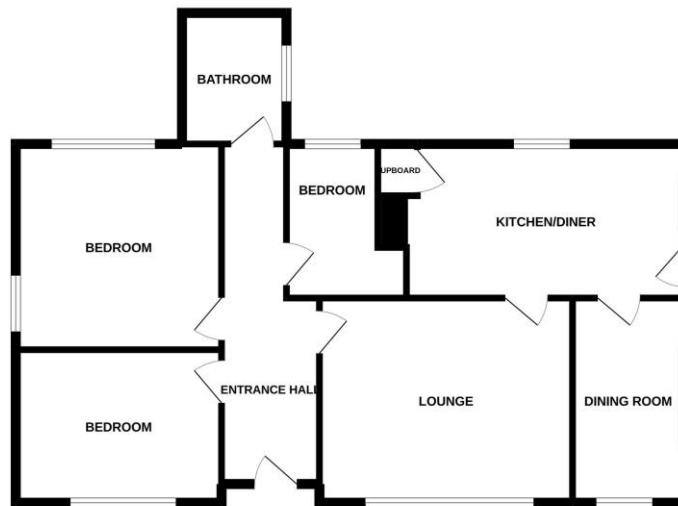
Charging Authority – East Lindsey District Council  
Band C - 2022/23 - £1,762.55





# Floorplan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



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