



49 Sea Road, Chapel St
Leonards, Lincs, PE24 5SA



£189,000

- NO CHAIN
- NON-ESTATE LOCATION
- NEW FITTED KITCHEN
- 2 BEDROOMS & WETROOM
- GARAGE & GARDEN
- EPC RATING E
- FREEHOLD



NO CHAIN. Two bedroom detached bungalow what has been recently renovated to provide open plan kitchen, dining area and living room with new fitted kitchen. To the outside is a driveway, garage, lawned rear garden. EPC Rating E

LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards through Ingoldmells and turn right onto Trunch Lane to Chapel village centre, follow the road round as it becomes South Road and at the village green turn left into Sea Road.

ACCOMMODATION

HALL

With double glazed entrance door, access to roof space, built in airing cupboard with insulated hot water cylinder fitted with immersion heater.

KITCHEN

15' 8" x 7' 11"

With new fitted white gloss kitchen with base cupboards, graphite sink unit, space for washer, work surfaces, built in Belling oven, built in Indesit microwave, space for fridge freezer, pvc window and pvc door to the side.

NB please note the kitchen door and drawer fronts are white gloss, the vendors have left the protective blue film on the units.



DINING/SUN LOUNGE

11' 5" x 16' 2"

With two pvc windows to the rear garden, side window, and double glazed door to the garden.

LOUNGE

13' 0" x 9' 10" including chimney breast

Open plan to kitchen and dining area with multi fuel stove and back boiler.

BEDROOM ONE

10' 1" x 9' 0"

With pvc window to the front elevation and central heating radiator.

WET ROOM

7' 9" x 4' 10"

With opaque pvc window to the front elevation, radiator, tiled wet area with Mira shower, hand basin and WC.

BEDROOM TWO

9' 3" x 8' 11"

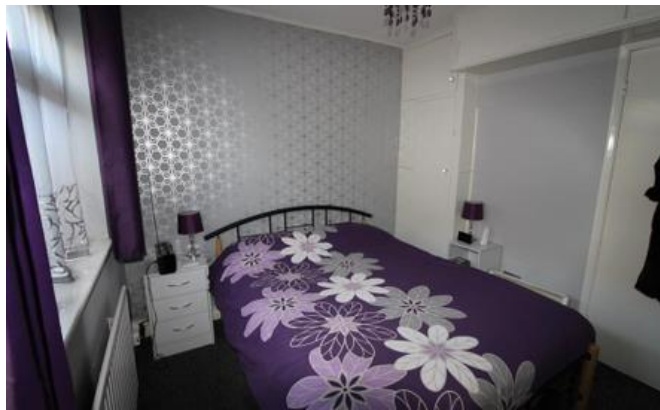
Double glazed window to side elevation, central heating radiator and built in cupboard.

OUTSIDE

To the front is a lawned garden with a driveway and sunny south facing rear garden with gravelled border.

GARAGE

With up and over door and side door.



TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

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

VIEWING

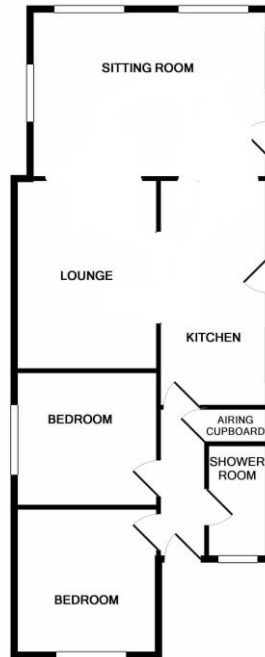
By prior appointment with Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

COUNCIL TAX

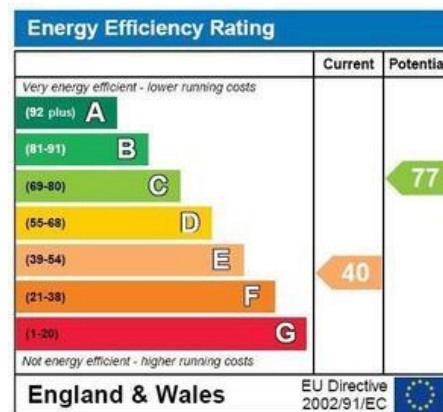
Charging Authority - East Lindsey District Council
Band B - 2022/23 - £1542.23



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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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