



1 Warwick Road,
Chapel St Leonards.
Skegness, Lincs, PE24 5UL



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1



2

£220,000

- NO CHAIN
- OCCUPYING A LOVELY CORNER PLOT
- POPULAR VILLAGE LOCATION OF CHAPEL ST LEONARDS
- CONVENIENT FOR THE BEACH,
- GOOD SIZED WRAP AROUND LAWNED GARDENS WITH 2 SHEDS
- DRIVEWAY PROVIDING AMPLE PARKING & GARAGE
- FREEHOLD
- EPC RATING D



NO CHAIN. OCCUPYING A LOVELY CORNER PLOT. 3 BEDROOMS, CONSERVATORY & GARAGE. This spacious 3 Bedroom detached bungalow lies in a cul de sac in the popular village location of Chapel St Leonards convenient for the Beach, Shops and Doctors Surgery. With light and spacious 18' Lounge, Kitchen, Conservatory, 3 Bedrooms all with built in storage, Shower Room and Cloakroom. Good sized wrap around lawned gardens with 2 Sheds, Driveway providing ample parking and Garage. Well worth viewing. EPC Rating D

LOCATION

From our office follow Roman Bank northwards through Ingoldmells and turn right onto Trunch Lane to Chapel village centre. At the village green go straight over into Ancaster Avenue, left into Buckingham Drive, first right into Warwick Road and the property lies on the corner.

ACCOMMODATION

ENTRANCE PORCH

Of pvc construction with tiled floor and an inner pvc door to the:-

HALLWAY

With electric storage heater, with cloaks cupboard, further built in cupboard with shelving, access to roof space.

LOUNGE

18' 1" x 10' 8"

Being a light and spacious room with 2 pvc windows to the front elevation, electric storage heater.



KITCHEN

10' 8" x 10' 5"

Fitted with a range of base and wall units incorporating open display shelves and wine rack, worksurfaces with tiled splashbacks, stainless steel sink unit, space for an electric oven with cooker hood above, space and plumbing for washing machine, spaces for undercounter fridge and freezer, tiled floor, sliding pvc door to the:-

CONSERVATORY

12' 10" x 9' 5"

On a brick base with pvc windows overlooking all aspects of the garden and pvc patio door.

BEDROOM 1

10' 1" x 11' 0"

With pvc window to the rear elevation, electric storage heater, built in wardrobes forming a bed recess with lockers over and a further recessed wardrobe cupboard.

BEDROOM 2

11' 1" x 9' 4"

With pvc window to the rear elevation, electric storage heater, recessed wardrobe cupboard.

BEDROOM 3

8' 10" x 7' 1"

With pvc window to the front elevation, electric storage heater, recessed wardrobe cupboard.

SHOWER ROOM

With large walk in shower with screen door and Triton electric shower, pedestal hand basin, W.C, 1/2 tiled walls and tiled floor, opaque pvc window to the side elevation.

CLOAKROOM

With hand basin in a vanity unit, W.C, 1/2 tiled walls and tiled floor, opaque pvc window to the side elevation.



OUTSIDE

The property occupies a lovely corner plot with lawned frontage with fence and gated path to the side garden, path to the front Entrance Porch. A gated drive providing ample parking leads to the:-

GARAGE

With electric vehicle door, light and power.

The good sized side and rear gardens are mainly laid to lawn with paved areas, timber garden shed and metal storage 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 A - 2023/24 - £1843.75



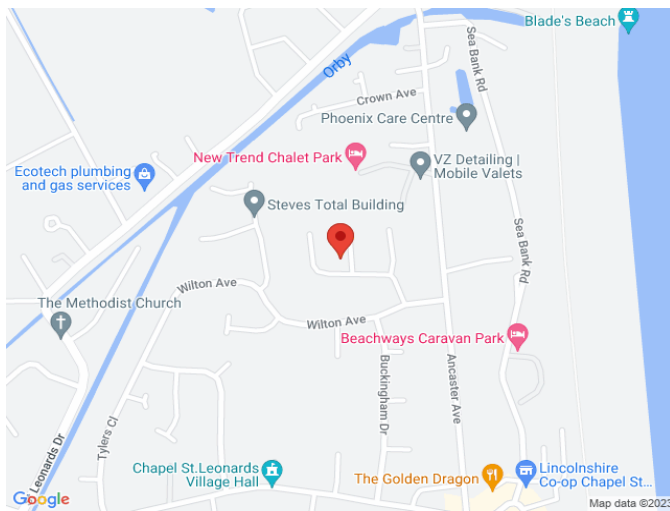
Floorplan

Ground Floor

Approx. 88.0 sq. metres (946.7 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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