



1 Elizabeth Court,  
Chapel St Leonards, PE24 5RU



**£169,950**

- POPULAR VILLAGE LOCATION
- KITCHEN, LOUNGE & BATHROOM
- LAWNED FRONT & REAR GARDENS
- DRIVEWAY AND GARAGE
- EPC RATING E
- NO CHAIN



**NO CHAIN.** A 2 Bedroom Semi-Detached Bungalow in this popular village location. With Entrance Hall, Kitchen, Lounge and Bathroom with Shower, Lawned front and rear gardens, driveway and garage. EPC Rating E

### ACCOMMODATION

#### ENTRANCE PORCH

With pvc door and archway opening to the

#### HALLWAY

With radiator.

#### KITCHEN

2.54m x 1.7m (8.3ft x 5.6ft)

With base and wall units, worksurfaces and tiled splash backs, inset sink unit, plumbing for washing machine, space for oven, aluminium window to the side elevation.

#### LOUNGE

3.98m x 3.5m (13.1ft x 11.5ft)

With aluminium patio doors to the rear garden, electric fire in a decorative surround, radiator, built in storage cupboard.



### BEDROOM 1

3.24m x 3.47m (10.6ft x 11.4ft)

With aluminium double glazed window to the front elevation, built in wardrobes with overhead storage and a dressing table, radiator.

### BEDROOM 2

2.03m x 3.54m (6.7ft x 11.6ft)

With aluminium double glazed window to the front elevation, built in wardrobes with overhead storage and a dressing table, radiator.

### BATHROOM

2.57m x 1.64m (8.4ft x 5.4ft)

With panelled bath with electric Triton shower over, vanity wash basin, W.C, aluminium double glazed window to the rear elevation, heated towel radiator, tiled walls, built in cupboard housing the Worcester lpg gas central heating boiler.

### OUTSIDE

To the front is a lawned garden with shrub borders. A low brick wall with wrought iron gates opens on the driveway.

### GARAGE

With up and over vehicle door, side personnel door, pvc window. Adjacent is a STORE with pvc door.

The private rear garden is well fenced with lawn and shrub borders



## 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.

## VIEWINGS

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 - £1382.81



# Floorplan

## Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 51.7 sq. metres (556.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk