



5 Elizabeth Close,
Chapel St Leonards, PE24 5RT



O.I.R.O £170,000 Reduced by £10,000 for a quick sale

- NO CHAIN
- CUL-DE-SAC LOCATION
- LOUNGE AND CONSERVATORY
- 2 BEDROOMS
- ELECTRIC STORAGE HEATERS
- DRIVE AND GARAGE
- FREEHOLD
- EPC RATING E



NO CHAIN. A deceptive sized 2 bedroom bungalow in a cul-sac location of this popular coastal village conveniently located for amenities, public transport, doctors and the beach. With Hall, Lounge, Shower Room, Breakfast Kitchen, Conservatory, electric storage heaters, pvc double glazing, pvc soffits and fascias, low maintenance front and rear gardens, drive and Garage. EPC Rating E

ACCOMMODATION

Entrance is on the front elevation via pvc doors to an:-

ENCLOSED PORCH

With and inner glazed door to the:-

HALLWAY

1.61m x 4.31m (5'4" x 14'1")

With electric storage heater, access to roof space, telephone point.

LOUNGE

4.25m x 3.59m (13'11" x 11'10")

With pvc leaded glazed window to the front elevation, feature fireplace with electric fire, T.V point, electric storage heater.



KITCHEN

3.29m x 3.00m (10'10" x 9'10")

With base and wall units, roll edge worksurfaces with tiled splashbacks, stainless steel unit with mixer tap over, space for appliances, plumbing for washing machine, built in electric oven, induction hob and pull out cooker hood above, pvc leaded glazed window to the rear elevation, electric storage heater, pvc door to the:-

CONSERVATORY

4.82m x 1.89m (15'10" x 6'2")

On a brick base with polycarbonate roof, pvc windows, pvc door to the garden, pvc door to the Garage, tiled floor.

SHOWER ROOM

2.54m x 1.66m (8'4" x 5'5")

With walk in shower enclosure, hand basin, W.C, electric wall heater, ladder style towel radiator, tiled walls, pvc leaded glazed window to the rear elevation.

BEDROOM 1

3.55m x 3.06m (11'7" x 10'0")

With electric storage heater, T.V point, pvc leaded glazed window to the front elevation.

BEDROOM 2

3.06m x 3.06m (10'0" x 10'0")

With electric storage heater, T.V point, pvc leaded glazed window to the rear elevation.

OUTSIDE

To the front is a low maintenance gravelled garden with low brick wall and double gates opening onto a driveway.

GARAGE

4.88m x 2.39m (16'0" x 7'10")

With electric door, opaque pvc window to the side elevation, light and power.

The rear garden is also set out for lower maintenance with a patio seating area, gravelled borders, outside tap and Shed. Gates lead to either side of the property.



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 - 2023/24 - £1613.28



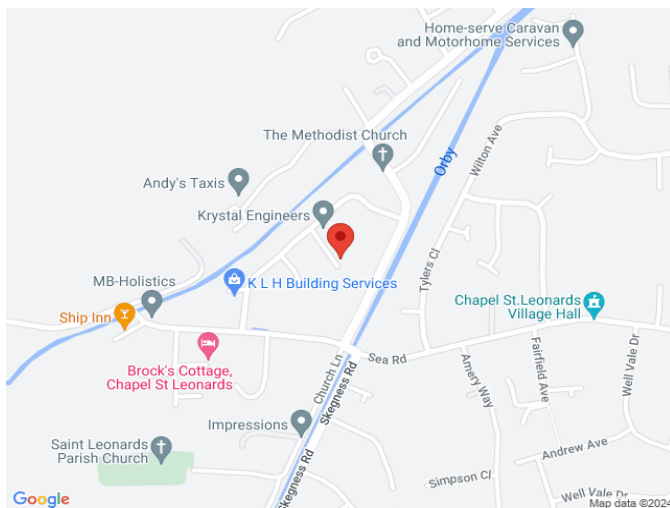
Floorplan

Ground Floor

Approx. 85.4 sq. metres (919.5 sq. feet)



Total area: approx. 85.4 sq. metres (919.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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