



74 Wilton Avenue,
Chapel St Leonards, PE24 5YN



£220,000

- NO CHAIN
- 2 BED DETACHED BUNGALOW
- CONSERVATORY, FORMER GARAGE/STORE
- FRONT AND REAR GARDENS
- DRIVEWAY WITH CAR PORT
- COASTAL VILLAGE LOCATION
- FREEHOLD
- COUNCIL TAX BAND B
- EPC RATING B



NO CHAIN. A 2 Bedroom Detached Bungalow in this popular coastal village location. With Entrance Hall, Lounge/Dining Room, Shower Room, Kitchen, further Dining room, Conservatory, former Garage/Store. Low maintenance front and rear gardens, Driveway with Car Port, pvc double glazing, oil central heating. EPC Rating B

ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

HALLWAY

With radiator, access to roof space with ladder, built in cloaks cupboard, alarm control panel.

LOUNGE

4.84m x 3.92m (15'11" x 12'11")

With deep cill bow window to the front elevation, radiator, multi fuel 5kw stove on a tiled hearth.

BEDROOM 1

3.65m x 3.33m (12'0" x 10'11")

With pvc window to the rear elevation, radiator, built in wardrobes.

BEDROOM 2

3.02m x 2.40m (9'11" x 7'11")

With pvc window to the front elevation, radiator.



BATHROOM

2.09m x 1.68m (6'11" x 5'6")

With shower enclosure with Triton electric shower, hand basin in a vanity unit, W.C, tiled walls, radiator, opaque pvc window to the side elevation.

KITCHEN

2.90m x 2.68m (9'6" x 8'10")

With base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, built in oven, gas hob with extractor hood above, pvc door to the Dining Room.

DINING ROOM

4.81m x 2.64m (15'10" x 8'8")

Of pvc construction, radiator, pvc door into Conservatory, pvc door and window to the front elevation and a pvc door into:-

FORMER GARAGE / STORE

5.15m x 2.79m (16'11" x 9'2")

With plumbing for washing machine, sink unit, Worcester oil fired central heating boiler, light and power.

CONSERVATORY

Of pvc construction and pvc windows and door to the rear elevation.



OUTSIDE

The front garden is gravelled with a driveway for parking with Car Port. A pathway to the side of the property leads to a gate into the rear garden.

The low maintenance rear garden is paved throughout with a pvc covered seating area, gravel beds, metal Shed, oil tank, coal bunker.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil-fired boiler served by radiators.

The property has the benefit of Solar panels for which the roof space is leased for 25 years from 27.10.2014, with the owners benefitting from free electricity (we are advised by the vendor that there bills are 50-60% cheaper). Once the 25 years are up the solar panel ownership is then transferred to the property for continued use of the owner.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2023/24 - £1613.28

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor
Approx. 99.6 sq. metres (1072.3 sq. feet)



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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