



16 Crown Avenue,  
Chapel St Leonards, PE24 5SZ



**£235,000**

- NO CHAIN
- SUBSTANTIAL DORMER BUNGALOW
- GR FLOOR BEDROOM & BATHROOM
- LOUNGE, DINING ROOM & CONSERVATORY
- KITCHEN & UTILITY ROOM
- LAWNED GARDENS
- DRIVE & GARAGE
- FREEHOLD
- EPC RATING E



**NO CHAIN.** A substantial 3 Bedroom Dormer Bungalow in a coastal village location within easy walking distance of the beach and shops. The accommodation comprises Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Conservatory, ground floor Bedroom and Bathroom. To the first floor are 2 further Bedrooms, one with an En-Suite W.C. There are lawned gardens, a drive and Garage. EPC Rating E

### ACCOMMODATION

Entrance is on the front elevation via a

### CONSERVATORY PORCH 2.55m x 2.00m (8'5" x 6'7")

Of pvc construction with pvc entrance door and an inner glazed door to the:-

### HALLWAY

With stairs leading to the first floor, radiator, understairs storage cupboard housing the hot water cylinder.

### DINING ROOM 3.63m x 3.34m (11'11" x 11'0")

With pvc window to the front elevation, radiator, sliding glazed doors to the:-



### **KITCHEN 3.35m x 2.69m (11'0" x 8'10")**

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for electric cooker with extractor hood above, further appliance spaces, pvc window to the rear elevation, door to:

### **UTILITY ROOM 3.88m x 3.77m (12'8" x 12'5")**

maximum being shaped. With Worcester oil fired gas central heating boiler, door to the Garage.

### **BATHROOM 2.42m x 1.81m (7'11" x 5'11")**

With panelled bath with electric shower and screen above, W.C, pedestal hand basin, tiled walls, radiator, pvc window to the rear elevation.

### **BEDROOM 3 3.63m x 2.74m (11'11" x 9'0")**

With pvc window to the rear elevation, radiator.

### **LIVING ROOM 4.24m x 3.17m (13'11" x 10'5")**

With pvc window to the front elevation, radiator, fireplace surround with inset electric fire, radiator, sliding patio doors to the:-

### **CONSERVATORY 4.00m x 3.24m (13'1" x 10'7")**

Of pvc construction with opaque polycarbonate roof, ceiling fan/light, pvc french doors opening onto the rear garden.

### **1ST FLOOR LANDING**

With a pvc window to the front elevation, built in storage cupboard, built in airing cupboard.

### **BEDROOM 1 4.11m x 3.25m (13'6" x 10'8")**

With pvc windows to the front and side elevations, built in wardrobe, sliding door to an:-

### **EN-SUITE W.C**

With W.C and hand basin.

### **BEDROOM 2 4.67m x 3.29m (15'4" x 10'10")**

With pvc windows to the front and side elevations, radiator, built in cupboard.

## OUTSIDE

To the front is a lawned garden with shrub beds and concrete paths leading around. A concrete driveway with provides access to the:-

## GARAGE

With vehicle door.

Adjacent to the Garage is a further concrete hardstanding for additional parking and a timber shed.

The rear garden is also lawned with shrub and flower borders and a paved patio seating area.

## TENURE

Freehold.

## SERVICES

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

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 C - 2024/25 - £1,920.64

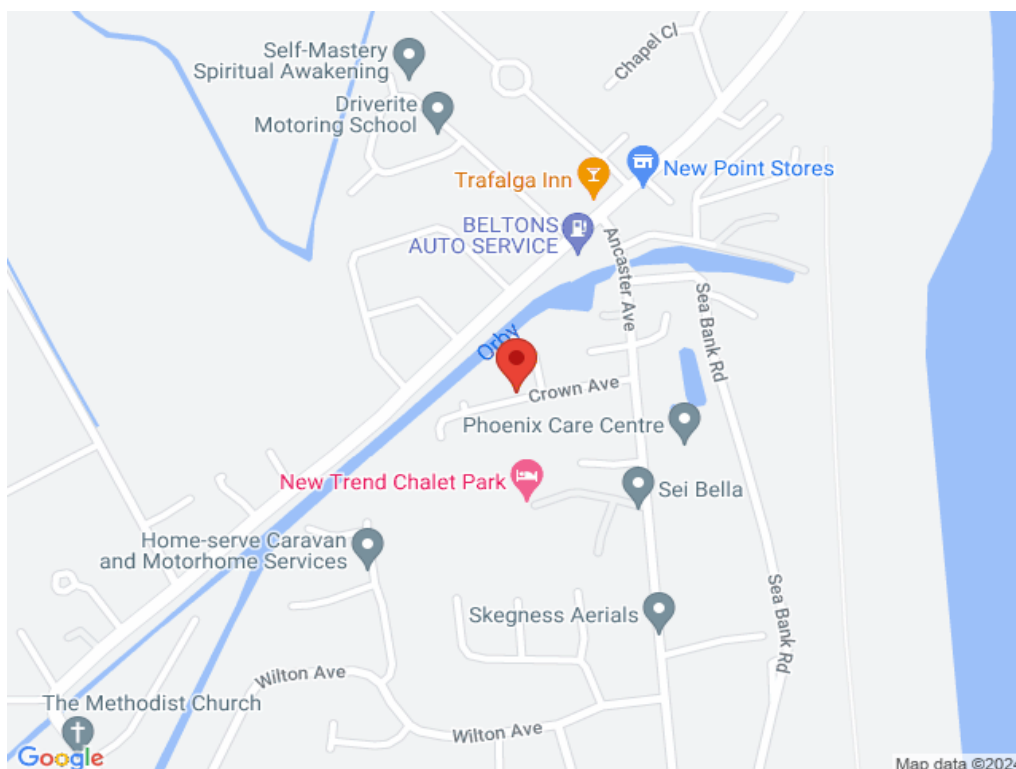




## AGENTS NOTES

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.

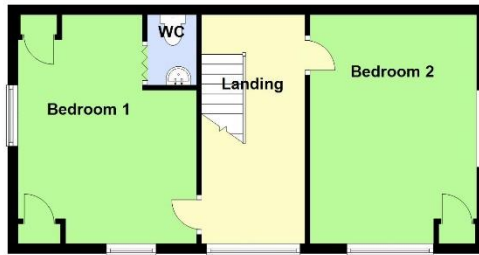
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**Ground Floor**  
Approx. 115.8 sq. metres (1246.8 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 158.5 sq. metres (1705.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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