



The Hollies, Wigg Lane,
Chapel St Leonards, PE24 5RJ



£210,000

- NO CHAIN
- LARGE CORNER PLOT
- GREAT POTENTIAL
- CLOSE TO BEACH & THE POPULAR NORTH SEA OBSERVATORY
- HALL, KITCHEN & LOUNGE
- GROUND FLOOR BATHROOM & SEP W.C
- FREEHOLD
- EPC RATING
- COUNCIL TAX BAND D



NO CHAIN. A Substantial 3/4 Bedroom Detached House situated on a large corner plot at the junction with St Leonards Drive offering a great deal of potential. The accommodation comprises Entrance Hall, 14' Kitchen, 14' Lounge, Study/Bedroom 4, Bathroom and W.C. To the first floor is a spacious landing area, 3 Bedrooms, W.C and a Store Room. Majority pvc double glazing, electric heating, driveway and large Garage. The property lies in close proximity to the beach and the popular North Sea Observatory at Chapel Point. EPC Rating

ACCOMMODATION

REAR HALLWAY

With pvc door, tiled floor, understairs storage cupboard, electric heater.

W.C

With W.C, tiled floor, pvc window to the rear elevation, door to the garage.



KITCHEN 4.28m x 4.47m (14'0" x 14'8")

With base units with worksurfaces over and tiled walls, stainless steel sink unit, Aga cooking range, built in oven with electric hob above, built in seating area, tiled floor, pvc windows to the side and rear elevations, glazed internal panels overlooking and door opening to the:-

LOUNGE 3.80m x 4.25m (12'6" x 13'11")

With pvc window to the side elevation, pvc glazed door with windows either side opening onto the front garden, electric heater.

STUDY / BEDROOM 4 3.03m x 3.65m (9'11" x 12'0")

With pvc window to the front elevation, electric heater.

BATHROOM 2.49m x 2.77m (8'2" x 9'1")

With panelled bath with mixer tap and shower attachment over, pedestal hand basin, W.C, tiled walls, wooden window to the side elevation, electric radiator.

1ST FLOOR LANDING 2.60m x 4.30m (8'6" x 14'1")

being shaped and providing a spacious and useful area with a pvc window to the rear elevation, access to roof space, built in cupboard, electric heater.

BEDROOM 1 5.50m x 5.71m (18'0" x 18'8")

With pvc windows to the front side and rear elevations, 2 electric radiators, access to eaves roof space.

BEDROOM 2 2.69m x 3.92m (8'10" x 12'11")

With pvc window to the front elevation, access to eaves roof space.

BEDROOM 3 1.59m x 3.93m (5'2" x 12'11")

With pvc window to the front elevation, access to eaves roof space.

W.C

With W.C, hand basin, pvc skylight window.

STORE

With built in storage.

OUTSIDE

The property occupies a large plot on the corner of St Leonards Drive and Wigg Lane and being mainly laid to lawn. A gate opens into a rear yard area.

A concrete drive on the Wigg Lane frontage provides parking for several vehicles and leads to:-

GARAGE 4.08m x 7.37m (13'5" x 24'2")

With electric vehicle door, 2 pvc personnel doors and pvc window to the side elevation.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

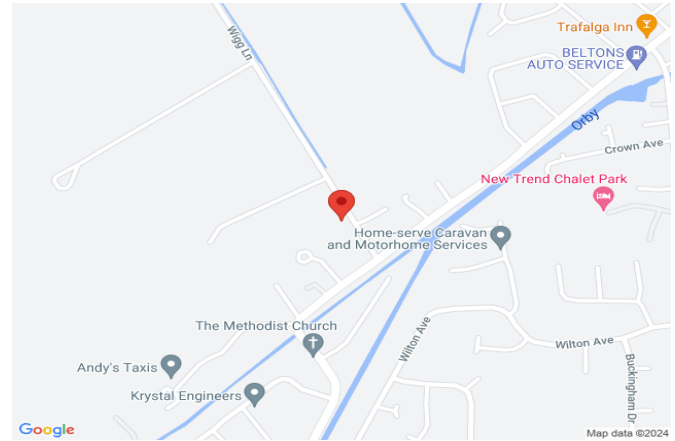
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council

Band D - 2024/25 - £2160.72



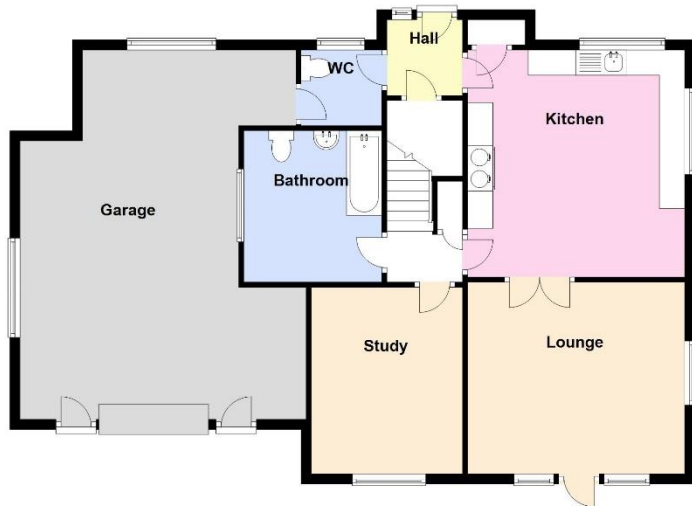


AGENTS NOTES

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. 103.8 sq. metres (1117.4 sq. feet)



First Floor
Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 173.2 sq. metres (1864.5 sq. feet)



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