



7 Parkside Drive,
Chapel St Leonards, PE24 5YU



£149,950

- NO CHAIN
- PLEASANT CORNER PLOT
- LARGE SIDE & REAR GARDEN
- DRIVE & GARAGE
- FREEHOLD
- 2 BEDROOMS
- BATHROOM
- LOUNGE & KITCHEN
- ELECTRIC STORAGE HEATING
- EPC RATING E



NO CHAIN. A 2 Bedroom Detached Bungalow situated on a pleasant corner plot in the popular seaside village of Chapel St Leonards with good sized gardens, drive and Garage. The accommodation comprises Entrance Hall, Kitchen, Lounge, 2 Bedrooms and Bathroom. The property is fitted with pvc double glazing and electric storage heaters. EPC Rating E

ACCOMMODATION

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

ENTRANCE HALL

with built in cupboard, electric storage heater.

KITCHEN 3.64m x 2.55m (11'11" x 8'5")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for electric oven with extractor hood above, plumbing for washing machine, further appliance space, pvc window to the front elevation.

LOUNGE 5.28m x 3.16m (17'4" x 10'5")

With pvc window to the front elevation, pvc sliding patio doors to the side elevation, electric storage heater.



BEDROOM 1 4.09m x 3.3m (13'5" x 10'10")

With pvc window to the rear elevation, electric storage heater, built in wardrobes to one wall.

BEDROOM 2 2.91m x 2.66m (9'6" x 8'8")

With pvc window to the rear elevation, electric storage heater.

BATHROOM 2.11m x 1.97m (6'11" x 6'6")

Fitted with a panelled bath with Triton shower over, pedestal hand basin, W.C, tiled walls, heated towel radiator, opaque pvc window to the side elevation.

OUTSIDE

To the front is a gravelled garden with inset shrubs and a concrete drive to the side leads to the:-

GARAGE

With up and over vehicle door, side door.

The good sized rear garden which extends around to the side and is mainly lawned with paved paths, gravelled areas, Greenhouse and a decked terrace adjacent to the Lounge.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. The property is fitted with electric storage heaters.

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 - 2025/26 - £1,730.53

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.

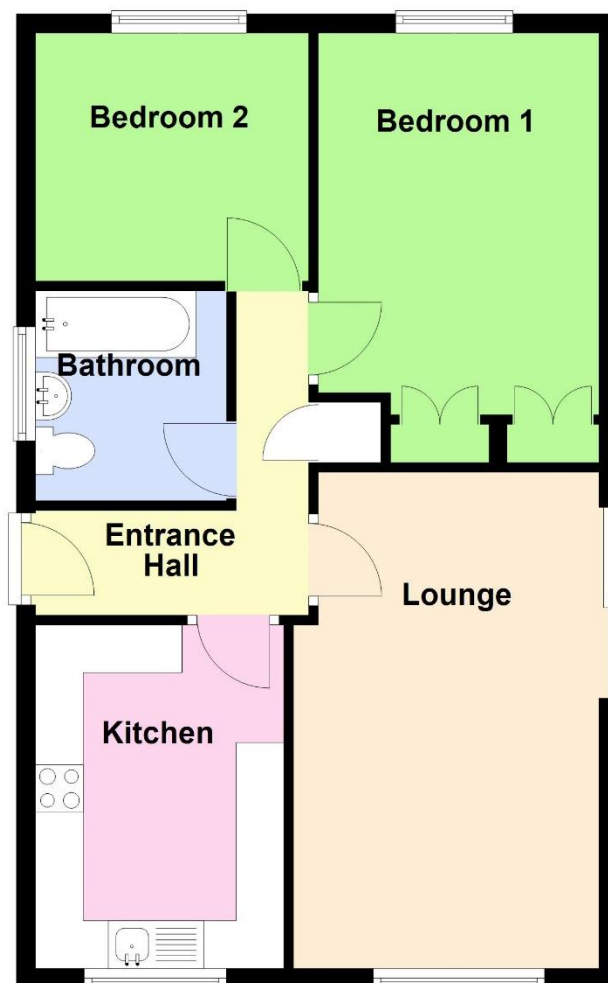
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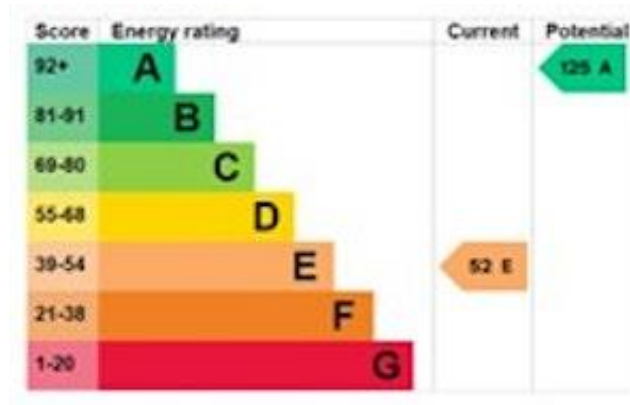


Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)



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