



2 Elizabeth Court,  
Chapel St Leonards, PE24 5RU



**£149,950**

- NO CHAIN
- CUL-DE-SAC LOCATION
- SEASIDE VILLAGE
- 2 BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- LAWNED GARDENS
- DRIVE & GARAGE
- FREEHOLD
- EPC RATING D



**NO CHAIN.** A 2 bedroom semi detached bungalow situated in a pleasant residential cul-de-sac of this popular seaside village. The accommodation comprises Kitchen, Inner Hall, Lounge, Conservatory, 2 Bedrooms and a Shower Room. With front and rear lawned gardens, block paved drive and Garage. Benefiting from oil fired central heating and pvc double glazing. EPC Rating D

### ACCOMMODATION

Entrance is at the rear via a pvc door to the:-

#### KITCHEN 4.26m x 1.73m (14'0" x 5'8")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, space for electric cooker, plumbing for washing machine, floor standing Worcester oil fired central heating boiler, space for fridge freezer, radiator, tiled floor, pvc window to the side elevation.

#### INNER HALL

With access to roof space, built in cupboard housing the hot water cylinder.



### LOUNGE 3.83m x 3.49m (12'7" x 11'6")

With decorative fireplace surround with inset lpg gas fire, radiator, pvc sliding patio doors to the:-

### CONSERVATORY 3.26m x 2.64m (10'8" x 8'8")

With low brick wall and pvc windows and opaque polycarbonate roof, pvc patio doors opening to the rear garden, parquet flooring.

### BEDROOM 1 3.52m x 3.34m (11'6" x 11'0")

With pvc window to the front elevation, further pvc window overlooking the Lounge, radiator.

### BEDROOM 2 3.56m x 2.16m (11'8" x 7'1")

With pvc window to the front elevation, radiator.

### SHOWER ROOM 1.88m x 1.66m (6'2" x 5'5")

With corner shower enclosure with Mira shower, W.C, pedestal hand basin, tiled walls, radiator, pvc window to the rear elevation.

### OUTSIDE

To the front is a lawned garden with shrub borders. A block paved drive leads down the side of the bungalow to the rear set:-

### GARAGE

With up and over vehicle door, personal door to the side.

A hand gate from the drive opens onto the enclosed rear garden which includes a lawn, paved patio seating area and shrub borders.

To the rear of the garage is the oil tank.

## 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 A - 2025/26 - £1,483.31

## 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.



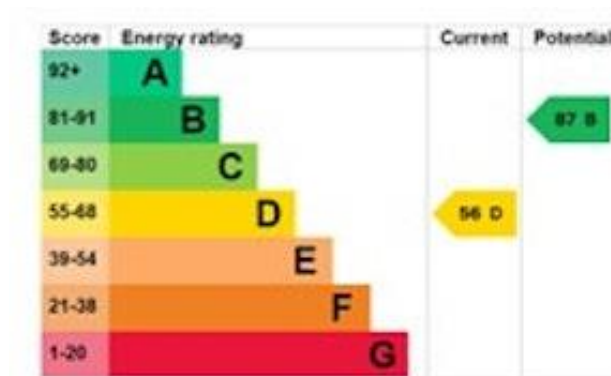
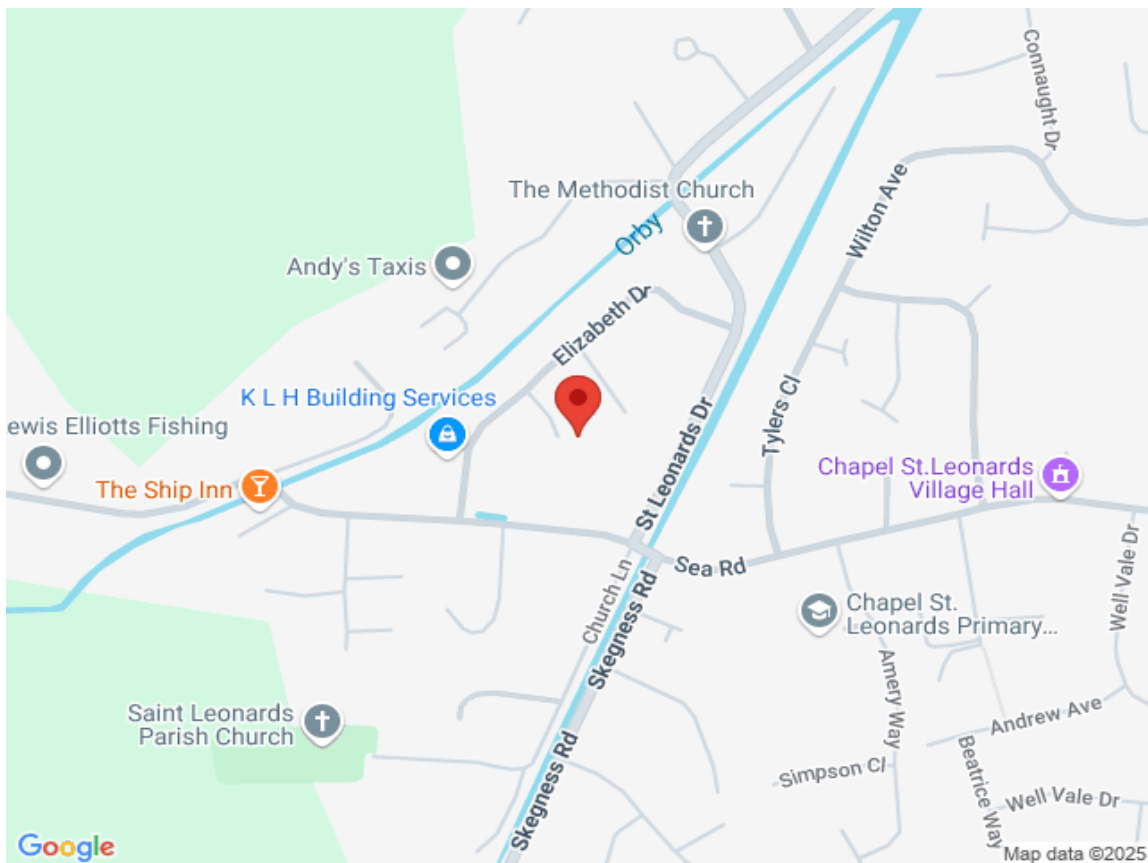


## Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 62.7 sq. metres (674.5 sq. feet)



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