



7 Draycott Way,
Chapel St Leonards,
PE24 5WG



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£189,950

- NO CHAIN
- NEW CARPETS
- MODERN & EXTENDED
- COASTAL VILLAGE LOCATION
- GROUND FLOOR W.C
- LOUNGE, KITCHEN & SUN ROOM
- LAWNED GARDENS
- OFF ROAD PARKING
- FREEHOLD
- EPC RATING C



NO CHAIN. NEW CARPETS. A well presented and extended 3 Bedroom semi detached house situated in the popular coastal village of Chapel St Leonards, convenient for the local primary school, doctors and beach. The accommodation comprises Entrance Hall, W.C, large Lounge and Dining Kitchen with double doors to a Sun Room. To the first floor are 3 Bedrooms and a family Bathroom. With a lawned front garden and concreted drive providing off road parking, enclosed rear garden and oil fired central heating. EPC Rating C

ACCOMMODATION

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

HALLWAY

With radiator.

CLOAKROOM

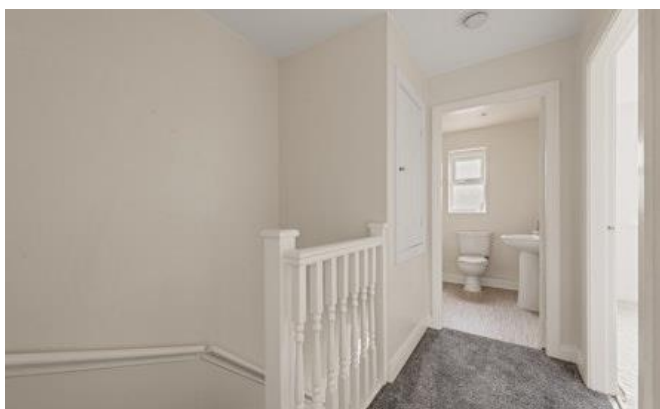
With W.C, pedestal hand basin, extractor fan, pvc window to the front elevation.

LOUNGE

4.64m x 3.84m (15'2" x 12'7")

With pvc window to the front elevation, 2 radiators, built in cupboard under the stairs housing the oil fired central heating boiler.





DINING KITCHEN

4.75m x 2.59m (15'7" x 8'6")

Fitted with a modern range of base and wall units, worksurfaces with matching upstands, 1 1/2 bowl stainless steel sink unit with mixer tap over, built in oven, with electric hob and extractor hood above, plumbing for washing machine, space for fridge freezer, further appliance space, pvc window overlooking and pvc french doors opening to the:-

SUN LOUNGE

3.67m x 2.37m (12'0" x 7'10")

With 2 pvc windows to the rear elevation and pvc french doors opening to the garden.

1ST FLOOR LANDING

With built in cupboard over the stairs, access to roof space.

BEDROOM 1

3.31m x 2.63m (10'11" x 8'7")

With pvc window to the front elevation, radiator.

BEDROOM 2

4.05m x 2.63m (13'4" x 8'7")

With pvc window to the rear elevation, radiator.

BEDROOM 3

2.65m x 2.04m (8'8" x 6'8")

With pvc window to the rear elevation, radiator.

BATHROOM

2.05m x 2.03m (6'8" x 6'8")

With bath with hand shower attachment and screen over, W.C, pedestal hand basin, W.C, radiator, opaque pvc window to the front elevation.

OUTSIDE

To the front is a lawned garden with path to the front door and a concreted drive to the side proving off road parking.

A side gate opens onto the rear garden which is enclosed by fencing and includes a lawn, paved patio seating area, timber garden shed and 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 B - 2025/26 - £1,730.53



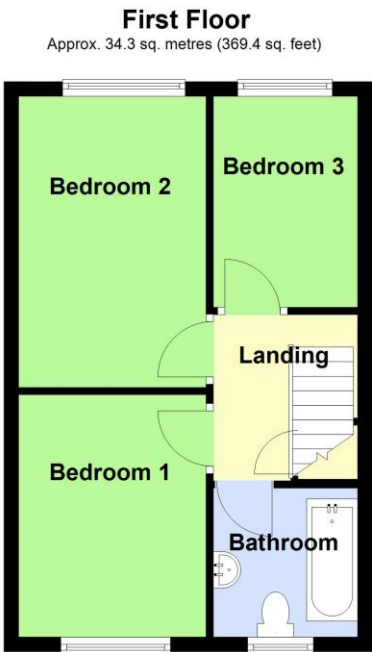


AGENTS NOTES

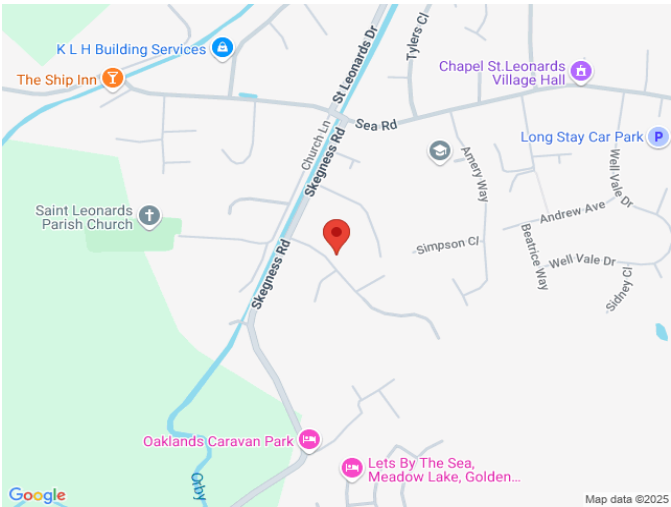
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Floorplan



Total area: approx. 80.6 sq. metres (867.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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