



Plot 25 Draycott Way, Chapel St. Leonards Skegness PE24 5WG

welcome to

Plot 25 Draycott Way, Chapel St. Leonards Skegness

*****PERFECT FIRST TIME OR INVESTMENT BUY***** Stylish newly built 3 Bed Semi Detached Home - open plan Kitchen/Diner, Lounge, Cloaks/Wc, Family Bathroom, 3 well proportioned Bedrooms, Parking & Gardens. Highly Sought after East Coast Village Location - short distance from Beach & Countryside!!

Entrance

Is via a stylish external door leading into;

Hallway

With stairs leading to the first floor living area and a door leading into;

Lounge

Benefiting from a dual aspect with good natural light coming from the two windows set to two elevations, a door leads into;

Kitchen/ Diner

A spacious Kitchen Diner perfect for hosting with doors and a window to the rear garden and fitted with a range of wall and base units in a choice of colours with work tops over.

Cloaks/ Wc

A useful and practical feature of the home with a stylish 2 piece suite.

First Floor

With a useful built in storage cupboard and doors into;

Bedroom 1

A really good sized Main Bedroom with ample natural light on account of the two windows to the front elevation.

Bedroom 2

A really well proportioned second Bedroom with a window to the rear elevation.

Bedroom 3

A lovely single bedroom with a window to the rear.

Family Bathroom

With modern three piece suite comprising of bath with shower over, WC, Wash hand basin and window to the side elevation.

External Driveway & Gardens

The property benefits from a Garden area to the front and rear, the rear being enclosed Garden with a patio area. There is also a Driveway allowing for off road parking.

Photographic Note

Prospective buyers are advised that the final 4 images used are generic to the area, intended to provide an insight into landmarks which can be found in and around Chapel St Leonard's itself.

Local Information

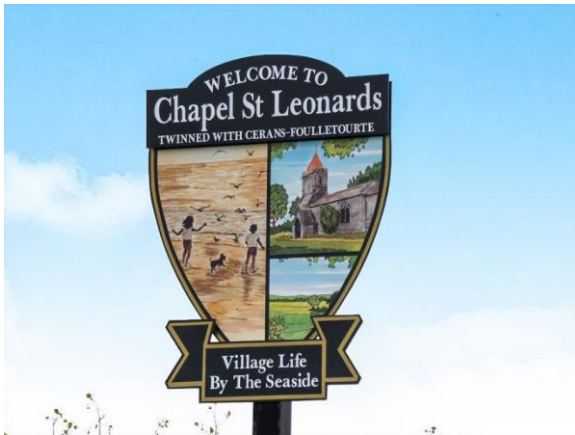
Please follow the link below which will provide further useful source of information relating to the local area:

<https://lovelincolnshirewolds.com/explore>.

Agents Note

Photos of kitchens, bathrooms and downstairs WC are for examples only and do not necessarily represent that specific plot. Please be aware that wardobes are for illustrative purposes only and are not included.





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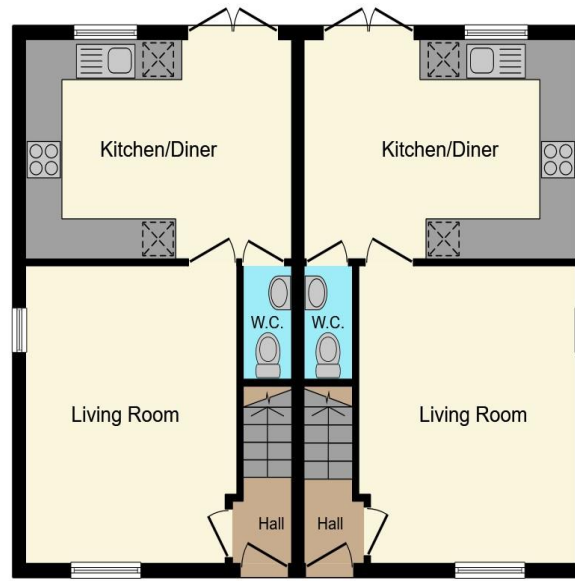
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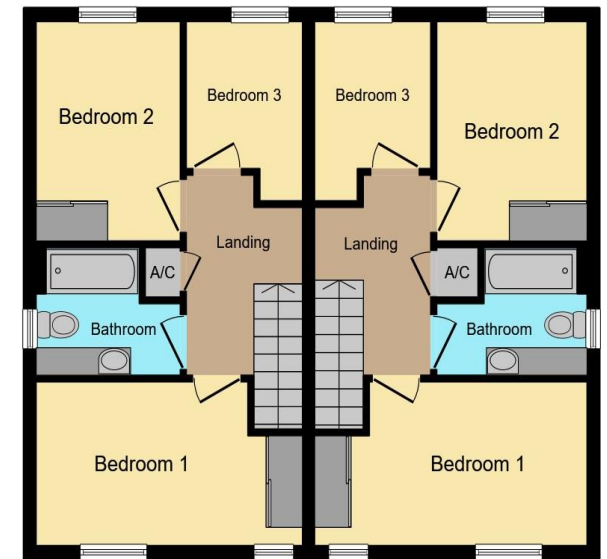
- Stylish newly built 3 Bed Home with Parking & Gardens
- Open plan Kitchen/Diner, Lounge, Cloaks/WC
- Family Bathroom, 3 well proportioned bedrooms
- highly sought after East Coast Village Location - short distance from Beach & Countryside
- ***perfect for first time or investment buy***

Tenure: Freehold EPC Rating: Exempt

£190.000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG107877 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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