



South Road, Chapel St. Leonards Skegness PE24 5TL

welcome to

South Road, Chapel St. Leonards Skegness

The property offers 4 great sized bedrooms with an additional room which can be used as a 5th bedroom, study, home office, playroom, nursery, or storage/wardrobe room. A great sized Lounge, separate dining room and kitchen/dining space, utility room and conservatory. Externally the property benefits

Entrance Hall

Access via a Upvc door in to entrance hall with telephone point.

Lounge

14' 5" Min x 12' 10" Min (4.39m Min x 3.91m Min)
A spacious room with large bay window to the front elevation, radiator, electric fire and surround.

Dining Room

11' 3" x 9' 3" (3.43m x 2.82m)
With window to side elevation, radiator, being open plan to:

Kitchen

22' 8" x 13' 2" (6.91m x 4.01m)
With a range of white base, wall and drawer units with worktop space over, sink, drainer & mixer tap, tiled splashbacks, integrated oven, gas hob, extractor hood, space for fridge/freezer and space and plumbing for a washing machine or dishwasher. Upvc double doors leading to the conservatory.

Utility Room

12' 8" x 4' 11" (3.86m x 1.50m)
Offering space & plumbing for a washing machine and an additional space for a tumble dryer, space for a fridge/freezer, combination boiler & Upvc door.

Conservatory

8' 10" x 7' 10" (2.69m x 2.39m)
Upvc double doors allowing access to the rear garden.

Bedroom 1

12' 2" x 11' 7" Min (3.71m x 3.53m Min)
Bay window to front elevation, fitted wardrobes & radiator.

Bedroom 2

12' 2" x 11' 7" (3.71m x 3.53m)
Window & radiator.

Bedroom 3

13' 1" x 7' 5" (3.99m x 2.26m)
Fitted wardrobes & cupboards, radiator & window.

Bedroom 4

13' 1" x 7' 3" (3.99m x 2.21m)
With radiator & window.

Bedroom 5/ Study

11' 11" x 7' 3" (3.63m x 2.21m)
With window & radiator.

Bathroom

With corner bath, shower cubical, Wc, bidet, sink, heated towel rail & heated towel rail.

Wc

Seperate Wc

External

To the front of the property is a good sized garden with concrete driveway leading to the detached garage. A side gate access leads to the rear garden. Enclosed rear garden with lawned area, with paved area with pergola over.





view this property online williamhbrown.co.uk/Property/SKG108821



welcome to

South Road, Chapel St. Leonards Skegness

- Detached House
- 4-5 bedrooms - Spacious & Versatile
- Seperate Dining Room + Kitchen/Diner
- Driveway & Garage
- Walking distance to Beach

Tenure: Freehold EPC Rating: D

£350,000



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.

view this property online williamhbrown.co.uk/Property/SKG108821



Property Ref:
SKG108821 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk