



**Anderby Road, Chapel St. Leonards Skegness PE24 5XA**

**welcome to**

## **Anderby Road, Chapel St. Leonards Skegness**

OPPOSITE THE BEACH!!!

4 Bedroom Detached House located in Chapel St Leonard's. In brief, the property comprises of Lounge, Dining Area, Sun Room, Laundry Room, Kitchen, 4 Bedrooms and 3 Bathrooms. Externally, the property benefits from a good sized driveway to the front and rear garden.

### **Entrance Hall**

Has 2 storage cupboards, and a Laundry Room which currently has the washing machine and tumble dryer in, radiator and doors leading into:

### **Dining room**

10' x 8' 3" ( 3.05m x 2.51m )

Has open access into the lounge.

### **Lounge**

19' 3" x 12' 2" ( 5.87m x 3.71m )

Has French doors to the rear as well as doors leading into the conservatory.

### **Conservatory**

16' 3" x 11' ( 4.95m x 3.35m )

Has a door leading to the rear, radiator and window to 2 elevations.

### **Utility Room**

7' x 6' ( 2.13m x 1.83m )

Window, space for appliances and open access into

### **Kitchen**

12' 3" x 7' 11" ( 3.73m x 2.41m )

Comprising of wall, base and drawer units with work top space, oven, sink, window and door leading into the conservatory.

### **Bedroom One**

13' 4" x 12' 2" ( 4.06m x 3.71m )

Has a window, radiator and built in wardrobe.

### **Bathroom**

Has a bath with shower, sink, WC and an opaque window.

### **Landing**

Has doors leading into the following rooms:

### **Bedroom Two**

10' 10" x 10' 2" ( 3.30m x 3.10m )

Has a window, radiator and built in wardrobes.

### **Bedroom Three**

12' 1" x 8' 6" ( 3.68m x 2.59m )

Has a window and radiator.

### **Bedroom Four**

12' 2" x 6' 9" ( 3.71m x 2.06m )

Has a window and radiator.

### **En-Suite**

Has a bath with shower area, sink, WC and a opaque window.

### **Bathroom**

Has a bath, wc, sink and a window.

### **External**

Externally the front of the property benefits from a good-sized driveway for multiple cars.

The rear garden offers a lawned and patio area, 3 sheds and a summer house.

### **Agents Note**

Please note that the image of the beach is one which is local within walking distance from the property.







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## Anderby Road, Chapel St. Leonards Skegness

- 4 BEDROOM DETACHED HOUSE
- LOCATED OPPOSITE BEACH
- DRIVEWAY
- REAR GARDEN
- AMENITIES NEARBY

Tenure: Freehold EPC Rating: C

offers over

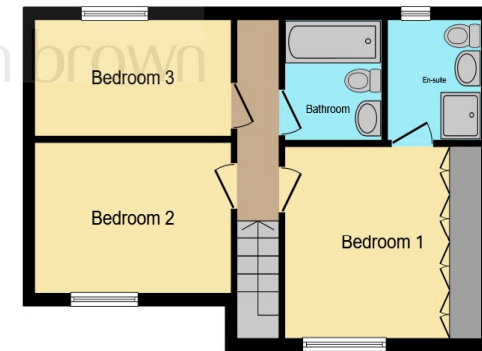
**£350,000**

### directions to this property:

See Multi-map illustration



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SKG107970 - 0006

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