

Elizabeth Drive, Chapel St. Leonards Skegness PE24 5RS



## welcome to

## **Elizabeth Drive, Chapel St. Leonards Skegness**

Located in popular area of Chapel St Leonards! Well maintained throughout, this property offers a Lounge, Kitchen, Conservatory, Wet Room, Three Bedrooms, Good sized Rear Garden and front Driveway. Its a must to appreciate location and size this bungalow has to offer!

#### Entrance

Entrance door leads into the hallway which has a storage cupboard and doors into the following rooms:

#### Lounge/ Dining

11' 5" max x 21' 2" ( 3.48m max x 6.45m ) Has two electric storage radiators and a window to the front elevation

#### **Inner Hall**

Has a storage cupboard, loft hatch access and doors into:

#### Kitchen

10' 8" x 8' 10" ( 3.25m x 2.69m ) Comprising of wall, base and drawer units with worktop space over, integrated oven, hob and extractor, fridge/freezer, sink, pull out larder cupboard, breakfast bar, window and door into:

#### Conservatory

12' 7" x 12' (3.84m x 3.66m) Has windows to 3 elevations, two doors leading externally and an electric storage heater.

#### **Bedroom 1** 10' 10" x 9' 5" ( 3.30m x 2.87m )

Has a window and an electric storage heater

**Bedroom 2** 10' 9" x 8' 9" ( 3.28m x 2.67m ) Has a window and an electric storage heater

**Bedroom 3** 9' 9" x 8' 4" ( 2.97m x 2.54m ) Has a window and an electric storage heater

#### Wet Room

Wet room with WC, sink, extractor fan

#### External

Externally the property benefits from a good-sized driveway to the front and the rear offers decking and lawned area with a small pond and 3 sheds.













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# Elizabeth Drive, Chapel St. Leonards Skegness

- SEMI-DETACHED BUNGALOW
- 3 BEDROOMS
- POPULAR LOCATION
- CLOSE TO AMENITIES
- WET ROOM

Tenure: Freehold EPC Rating: E

# £180,000

#### directions to this property:

See Multi-map illustration



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

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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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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