



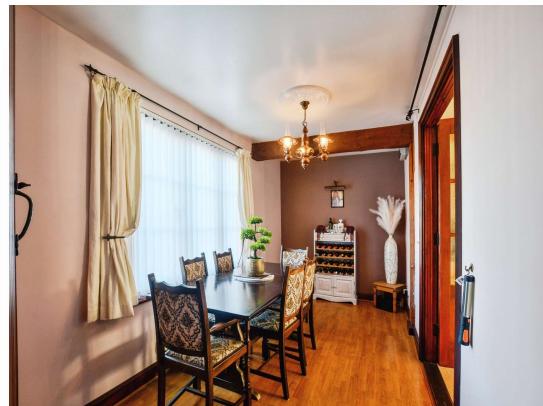
**Brackenhurst Sea Road, Chapel St. Leonards SKEGNESS PE24
5RX**

welcome to

Brackenhurst Sea Road, Chapel St. Leonards SKEGNESS

*****NOT TO BE MISSED*****

We welcome to the market this well presented 4 Bedroom Detached House located in Chapel St Leonards.



Entrance Hallway

Following from the entrance door there is an ample sized hallway with stairs leading to the first floor and doors into:

Dinning Room

14' 7" x 7' 3" (4.45m x 2.21m)

Has a window to the front elevation, radiator, and doors into the kitchen.

Kitchen

11' 1" x 18' 6" (3.38m x 5.64m)

Comprises of wall, base and drawer units with worktop space over, an island in the centre, space and plumbing for a dishwasher and washing machine, oven and extractor, sink, two windows to the rear elevation and a door leading to the side elevation.

Lounge

18' 9" max x 18' 8" max (5.71m max x 5.69m max)

Has an ingle nook multi-fuel burner set in a brick surround, a window to the side elevation and open access into the conservatory.

Conservatory

14' 2" x 7' 5" (4.32m x 2.26m)

Consists of windows to most elevations, double doors leading to the garden and a door into bedroom three.

Bedroom Three

11' 5" x 11' 5" max (3.48m x 3.48m max)

Has windows to rear elevation and an En-suite:

En-Suite

Comprises of WC, shower, sink with vanity and towel radiator.

Bedroom Five/Study

16' 2" max x 7' 4" (4.93m max x 2.24m)

Currently being used as a second dining room, this room has a window to the front elevation and a radiator.

WC

Off the entrance hall there is a WC with sink.

Bedroom One

14' 6" x 11' 5" (4.42m x 3.48m)

Double bedroom consisting of a window to the front elevation, radiator and En-suite.

En-Suite

Has part tiled walls, WC, shower, sink, towel radiator, window to the rear and a cupboard.

Bedroom Two

14' 11" max x 14' 10" max (4.55m max x 4.52m max)

Another double room with a walk in wardrobe in dormer space and windows to the front & side elevations.

Bedroom Four

10' 9" x 6' 5" (3.28m x 1.96m)

Has a window to the front and a radiator.

Bathroom

Consists of part tiled walls, corner bath with shower over, sink, WC and a roof window.

External

To the front of the property, it is walled with a raised bed, ample sized block paved driveway going round to the garage. To the rear it is mainly laid to lawn with a patio area, green house, shed and a lean-to storage off the garage.

Garage

Double garage with electric roller doors, lighting and power.



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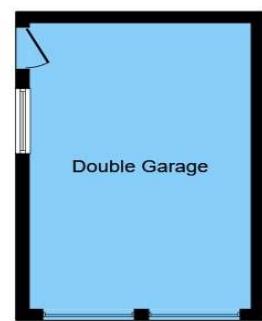




Ground Floor



First Floor



Garage

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

welcome to

Brackenhurst Sea Road, Chapel St.

Leonards SKEGNESS

- DETACHED HOUSE WITH GREAT SIZE GARAGE/WORKSHOP
- AMPLE OFF STREET PARKING
- GARDEN
- 2 BEDROOMS WITH EN-SUITS AND 2 ADDITIONAL BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of



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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.



Property Ref:
SKG109442 - 0006

directions to this property:

See Multi-map illustration



Please note the marker reflects the postcode not the actual property

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