



Mount Close, Chapel Lane, Addlethorpe, Skegness

£315,000



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**Willsons**  
— SINCE 1842 —



Mount Close, Chapel Lane,  
, Addlethorpe, Skegness,  
Lincolnshire, PE24 4TG

### "AGENT'S COMMENTS"

*A spacious detached bungalow with 3 double bedrooms (1 ensuite) and garage situated on a large plot in this rural village location close to the coast and golf course approximately 5 miles from the popular coastal resort of Skegness. Having hall, 3 double bedrooms (1 ensuite) bathroom, dining kitchen and lounge, Upvc double glazed windows, oil fired central heating, Upvc soffits and Fascias, front garden with 'in and out' drive and ample parking, garage and large rear garden with entertaining spaces. NO ONWARD CHAIN.*

### LOCATION

*Addlethorpe is a small village lying approximately 2 miles west of Lincolnshire's east coast. There are primary schools and doctor's surgeries in the neighbouring villages of Ingoldmells and Chapel St Leonards. The coastal town of Skegness is situated approximately 5 miles to the south east being home to a grammar school and comprehensive secondary school along with a variety of shops, banks, eateries, supermarkets, a hospital and bus and train stations. There is also a variety of clubs and societies as well as leisure facilities including swimming pools, cinema and theatre.*



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### Accommodation

A pair of Upvc double glazed front entrance doors open into the:

#### Entrance Hall

Having a recessed double cupboard, radiator, laminate effect flooring.

#### Bedroom 1

12'4" x 11'8" (3.76m x 3.56m)

Upvc double glazed window to front, built-in double wardrobe, laminate effect floor, radiator, door to:

#### Ensuite

9'8" x 4'8" (2.95m x 1.42m)

Comprising a walk-in shower with sliding glass door and direct shower, wc, wash hand basin, Upvc double glazed window to side, chrome ladder style towel rail radiator.

#### Bedroom 2

14'7" x 11'9" (4.45m x 3.58m)

Upvc double glazed window to front, radiator, recessed wardrobe, laminate effect flooring.

#### Bedroom 3

14'5" x 11'8" (4.39m x 3.56m)

Upvc double glazed window to rear, built-in triple doored recessed wardrobe, radiator, laminate effect flooring.

#### Bathroom

8'3" x 7'10" (2.51m x 2.39m)

Comprising panelled bath, wc, wash hand basin, Upvc double glazed window to rear, chrome ladder style towel rail radiator, extractor fan.

#### Dining Kitchen

17'3" x 15'10"/8'9" (5.28m x 4.83m/2.69m)

Equipped with an extensive range of cream shaker style wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, 4 ring ceramic electric hob with built-in electric oven below and extractor hood over, splash-back tiling, integrated dishwasher, space and plumbing for washing machine, floor mounted oil fired central heating boiler, 2 radiators, 2 Upvc double glazed side windows, Upvc double glazed door to side with screen, laminate effect flooring.

#### Lounge

15'9" x 15'9" (4.80m x 4.80m)

Upvc double glazed window to side, Upvc double glazed French doors opening to the rear garden, TV point, 2 radiators, laminate effect flooring,

### Exterior

Having a brick wall to the front with granite chipped 'in and out' drive and a central lawned area, 2 further lawned strips and a paved pathway leading to the front door and around the side, the granite chipped drive leads to the side of the property where there is an exterior power point, the drive then becomes herringbone block paved leading around to the rear sitting area and to the:

#### Garage

18'2" x 13'3" (5.54m x 4.04m)

Being brick and tiled with Upvc double glazed side door and up and over door to front, light and power connected, concrete floor. The majority of the walls are twin skin thickness.

The herringbone paved sitting area leads around to the:

#### Rear Garden

Being mainly laid to lawn and has a large paved entertaining area, there is also a miniature summerhouse style playhouse and wooden storage shed, central heating oil storage tank.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 59D. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 0340-2965-6320-2504-0465.

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### Location

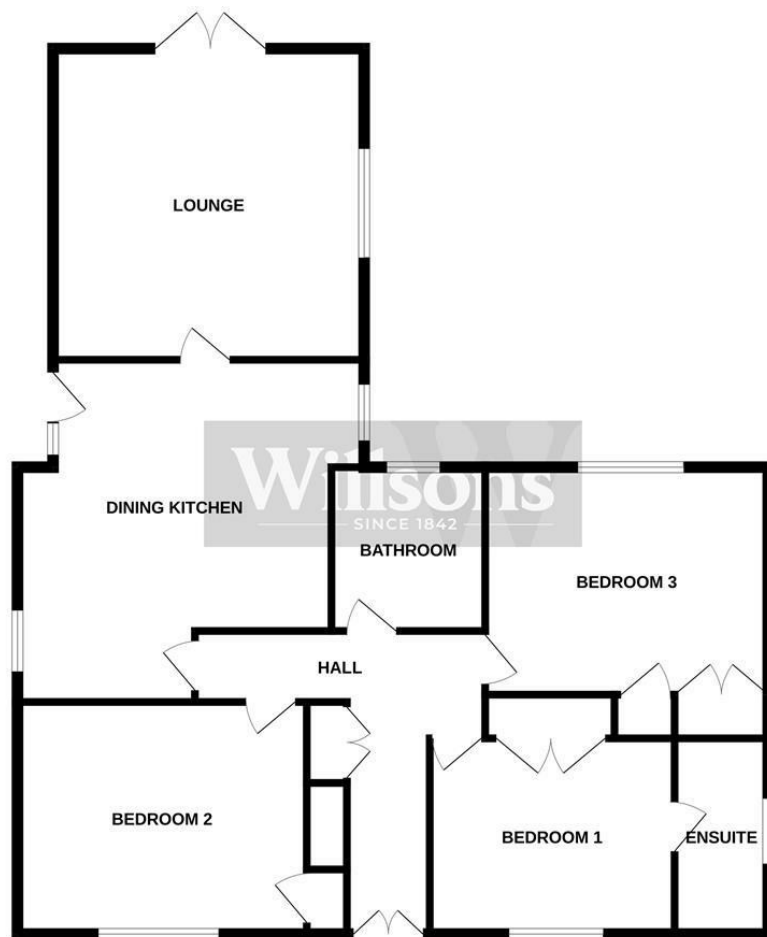
Proceed north out of Skegness on the A52 Roman Bank road towards Mablethorpe, through Ingoldmells village and turning left into Church Lane towards Addlethorpe taking the second left turning into Chapel Lane whereupon the property will be found on the right hand side.

### What3words

listed.solicitor.cheek



GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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