



38, Sea Road, Chapel St Leonards

£260,000



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Willsons
SINCE 1842

38, Sea Road,
Chapel St. Leonards, Skegness,
Lincolnshire, PE24 5SA

"AGENT'S COMMENTS"

A detached characterful cottage dating back to the 1890's located in the seaside village of Chapel St Leonards. The dwelling is set within a 0.3 acre plot (STS) offering an extensive garden, ample off road parking, double garage, distinctive brick built outbuilding and benefiting from uPVC windows and doors throughout, all within walking distance of the beach and local amenities.

LOCATION

Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctor's surgery, range of shops including food stores with post office and a variety of eateries. It is situated approximately 7 miles north of the coastal resort of Skegness with regular bus services running. Skegness has a railway station, secondary schools both grammar and comprehensive, range of shops and supermarkets and a hospital, dentists, and leisure facilities including swimming pools, cinema and theatre.



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<https://www.willsons-property.co.uk>

Front Of Property

With tarmac gated driveway leading to the side of the property and a further parking area adjacent to the outbuilding. Front garden is laid to lawn bordered by shrubs, brick wall and picket fencing.

Entrance Porch

With uPVC door and windows to the front and rear of the property.

Hallway

With carpeted flooring and electric wall mounted heater.

Kitchen

11'11" x 11'7" (3.63m x 3.53m)

With a range of base and wall units, stainless steel sink, drainer and taps, space for cooker, plumbing for washing machine, vinyl flooring, wall mounted electric heater, bay window to the front of the property and window to the side of the property.

Lounge

13'5" x 11'7" (4.09m x 3.53m)

With brick surround open fireplace, bay windows to the front and side of the property and laminate flooring,

Dining area/Study

8'5" x 8'10" (2.57m x 2.69m)

With window to the rear of the property, wall mounted electric heater and laminate flooring.

Landing

Galleried landing with window to the rear of the property and carpeted flooring.

Bedroom One

12'9" x 11'7" (3.89m x 3.53m)

With two built in wardrobes, wall mounted electric heater, window to the front of the property and carpeted flooring.

Bedroom Two

12'7" x 11'7" (3.84m x 3.53m)

With built in wardrobe, access to loft space, wall mounted electric heater, window to the front of the property and carpeted flooring.

Bedroom Three

9'6" x 8" (2.90m x 2.44m)

With window to the side of the property, wall mounted electric heater and carpeted flooring.

Bathroom

8'6" x 8'1" (2.59m x 2.46m)

With electric shower in an enclosed corner cubicle, vanity sink unit, enclosed cistern WC, part mermaid boarded walls, extractor fan, airing cupboard, vinyl flooring, heated towel rail and window to the side of the property.

Rear Garden

With decking area adjacent to the property, garden mainly laid to lawn with mature fruit trees and shrubbery, bordered with 6ft fencing around the plot.

Double Garage

Of wooden construction with twin barn style double doors, power and lighting.

Chalet/Outbuilding

A former school room constructed of brick and pantiles with wooden doors and windows.

Energy Performance Certificate

The property has an energy rating of 'G' The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0360-2914-7170-2805-1711

Services

We understand that mains water, drainage and electricity are connected to the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

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

Viewing

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

What 3 Words

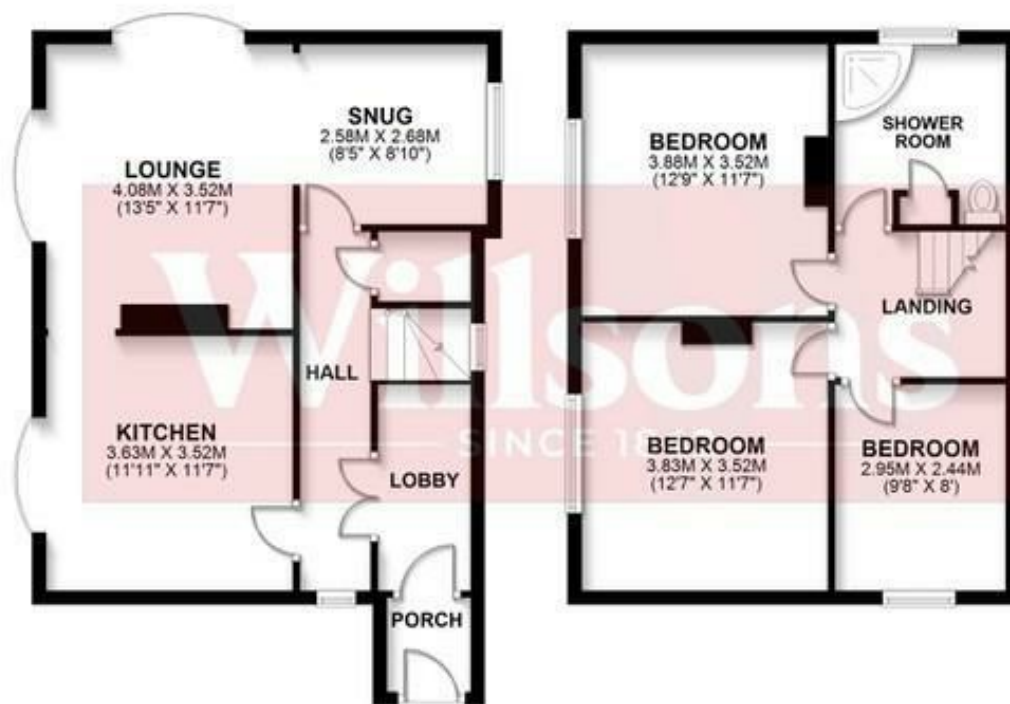
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Directions

Proceed north out of Skegness on the A52 coast road through Ingoldmells, take the second turning right into Chapel St Leonards onto Skegness Road. Follow the road to a crossroads, turn right onto Sea Rd, the property will be located on the left just before the village hall.



38 Sea Road
Chapel St
Leonards
Skegness
PE24 5SA



FLOOR PLAN

TOTAL AREA: APPROX. 97.5 SQ. METRES (1049.6 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

