



37 South Road, Chapel St Leonards

£295,000



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Willsons
— SINCE 1842 —

37 South Road,
Chapel St. Leonards, Skegness,
Lincolnshire, PE24 5TL

"AGENT'S COMMENTS"

Situated on a substantial South facing corner plot with easy access to all the local amenities, this traditional 1930's detached bungalow offers ample living space. Having undergone a scheme of modernisation by the current owner whilst keeping some original features, the property benefits from uPVC windows and doors throughout, large kitchen/diner, en-suite, utility area, newly fitted carpets and offered with no onward chain.

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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Front Of Property

With concrete driveway leading to the side and rear of the property, bordered with mature hedging and closed board fencing. Concrete path leads to the side door and access to the kitchen/diner.

Hallway

23' x 7' (7.01m x 2.13m)

With original features, access to the loft space and vinyl flooring.

Kitchen/Diner

24'2" x 13'9" (7.37m x 4.19m)

With a range of base and wall units, island with storage, tiled splashbacks, ceramic electric hob, electric double oven, extractor hood, stainless steel sink and mixer tap, vinyl flooring throughout, Hetas multi-fuel burner on slate hearth, original built in cupboards with leaded glazing, window to rear of the property and bay window with single door to the side of the property.

Lounge

14'6" x 16'6" (4.42m x 5.03m)

With carpeted flooring, leaded glazed floor to ceiling built in cupboard, Hetas multi-fuel burner, bay window to the front of the property and window to the side of the property.

Utility

With space and plumbing for washing machine under worktop units, vinyl flooring and French doors to rear of the property.

Bedroom One

16'6" x 13 (5.03m x 3.96m)

With carpeted flooring, bay window to the front of the property and window to the side of the property.

Bedroom Two

12' x 12' (3.66m x 3.66m)

With carpeted flooring and window to the side of the property.

Bedroom Three

12' x 6'11" (3.66m x 2.11m)

With carpeted flooring and window to the side of the property.

En-Suite

8'11" x 4'4" (2.72m x 1.32m)

With newly fitted curved vanity unit housing WC and sink, double enclosed low level shower tray with direct feed shower, mermaid boarding, extractor fan, vinyl flooring, heated towel rail and window to rear of the property.

Bathroom

10'3" x 7'4" (3.12m x 2.24m)

With P shaped bath having direct feed shower over, WC, wall mounted hung vanity sink unit, cast iron effect period radiator, mermaid boarding, part tiled walls, extractor fan, wooden laminate flooring and internal window to utility area.

Gardens & Grounds

With borders of mature hedging and closed board fencing, mainly laid to lawn, sleeper beds currently set with fruit, concrete footpath to the front, side and rear of the property and patio area adjacent to the front door. Further gravelled area with separate gated access from Eastview Close, providing space and connections for 2 static caravans.

Workshop/Garage

18' x 15'10" (5.49m x 4.83m)

With uPVC windows and door, fully lined with power and lighting.

Static Caravan

35' x 10' (10.67m x 3.05m)

Willerby two bedroom with electricity and water connected.

Store/Outbuilding

18' x 13' (5.49m x 3.96m)

Of concrete panelled construction and asbestos roof panels.

Garden Room/Study

11'9" x 10'6" (3.58m x 3.20m)

Of brick built construction and flat roof, concrete flooring, timber window to the front of the property and timber door to the side.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 9126-3051-7206-0585-5204

Local Authority

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

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

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

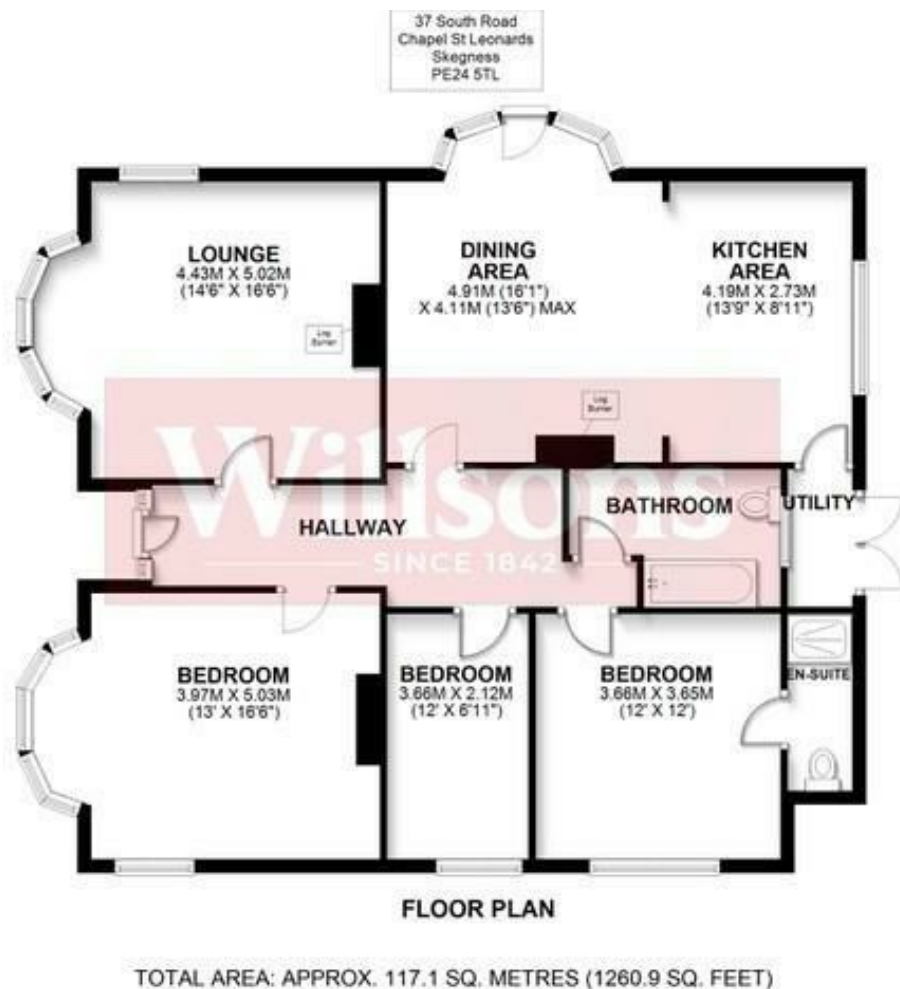
Services

We understand that mains water, drainage and electricity are connected to the property. Heating is via an LPG boiler.

What 3 Words

///stay.profited.potato





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.



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