



41 Ancaster Avenue, Chapel St. Leonards

£160,000



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**Willsons**  
SINCE 1842



41 Ancaster Avenue,  
Chapel St. Leonards, Skegness,  
Lincolnshire, PE24 5SN

### "AGENT'S COMMENTS"

*Situated in a central location of the popular coastal village of Chapel St Leonards. Ancaster Avenue provides easy access to the nearby amenities including a variety of shops, doctors surgery, bus station and Primary school. The bungalow benefits from an ample size lounge, rear conservatory, entrance conservatory, workshop/store area, uPVC windows and doors, garage, driveway and offered with no onward chain.*

### LOCATION

*Chapel St. Leonards with its sandy beaches situated on the coast of East Lincolnshire. It benefits from a range of amenities 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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>



### Front Of Property

Approached via double wrought iron gates and over a block paved driveway, having a grassed area with mature trees and boundaries of brick walls and timber fencing.

### Entrance Conservatory

16'11" x 6'9" (5.16m x 2.06m)

uPVC construction with windows to the front and side of the property, panelled roofing, electric wall mounted heater, carpeted flooring, internal single glazed timber door leading to the hallway and double French timber and glazed doors leading into the lounge.

### Hallway

With carpeted flooring, electric heater and double built in airing cupboard.

### Lounge

18'2" x 11'11" (5.54m x 3.63m)

With timber patio doors to the entrance conservatory, window to side of the property, French doors to the rear garden, laminate flooring, air conditioning unit, wall mounted electric heater, serving hatch to the kitchen and tiled fire surround housing electric fire.

### Kitchen

12'7" x 7'7" (3.84m x 2.31m)

With a range of base and wall units, part tiled walls, 1.5 stainless steel sink with mixer tap, electric oven, ceramic hob, extractor hood, tiled flooring and door and window to the rear of the property.

### Bedroom One

11'11" x 11' (3.63m x 3.35m)

With triple built in wardrobe, wall mounted electric heater, laminate flooring and window to the front of the property.

### Bedroom Two

10' x 9'6" (3.05m x 2.90m)

With built in triple wardrobe, vinyl flooring, wall mounted air conditioning unit and uPVC patio doors to the rear conservatory.

### Bathroom

With bath having electric shower over, WC, sink, heated towel rail, tiled flooring, access to the loft space and window to the side of the property.

### Conservatory

13'7" x 10'1" (4.14m x 3.07m)

With French doors to the rear garden, access to the store/workshop, single door to the side of the property and vinyl flooring.

### Store/Workshop

27'9" x 5'10" (8.46m x 1.78m)

With panelled roofing and brick built construction having a range of shelving throughout, accessed via the front and rear gardens.

### Garage

16'5" x 9'2" (5.00m x 2.79m)

Of brick built construction with double timber and part glazed doors, having power and light connected.

### Outbuilding

Of concrete panelled construction with asbestos corrugated roofing, uPVC window and door, power and light connected.

### Rear Garden

Predominately laid to grass with mature flower bed borders and block paved patio area adjacent to the property.

### 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](http://www.gov.uk/find-energy-certificate) Reference Number: 2632-3052-5206-6895-1204

### Services

We understand that mains electricity, water and drainage are connected to the property. We believe the solar panels are owned.

### Disclaimer

We are informed that the property has spray foam insulation in the loft space.

### Local Authority

Council Tax Band 'B' for each property, 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.

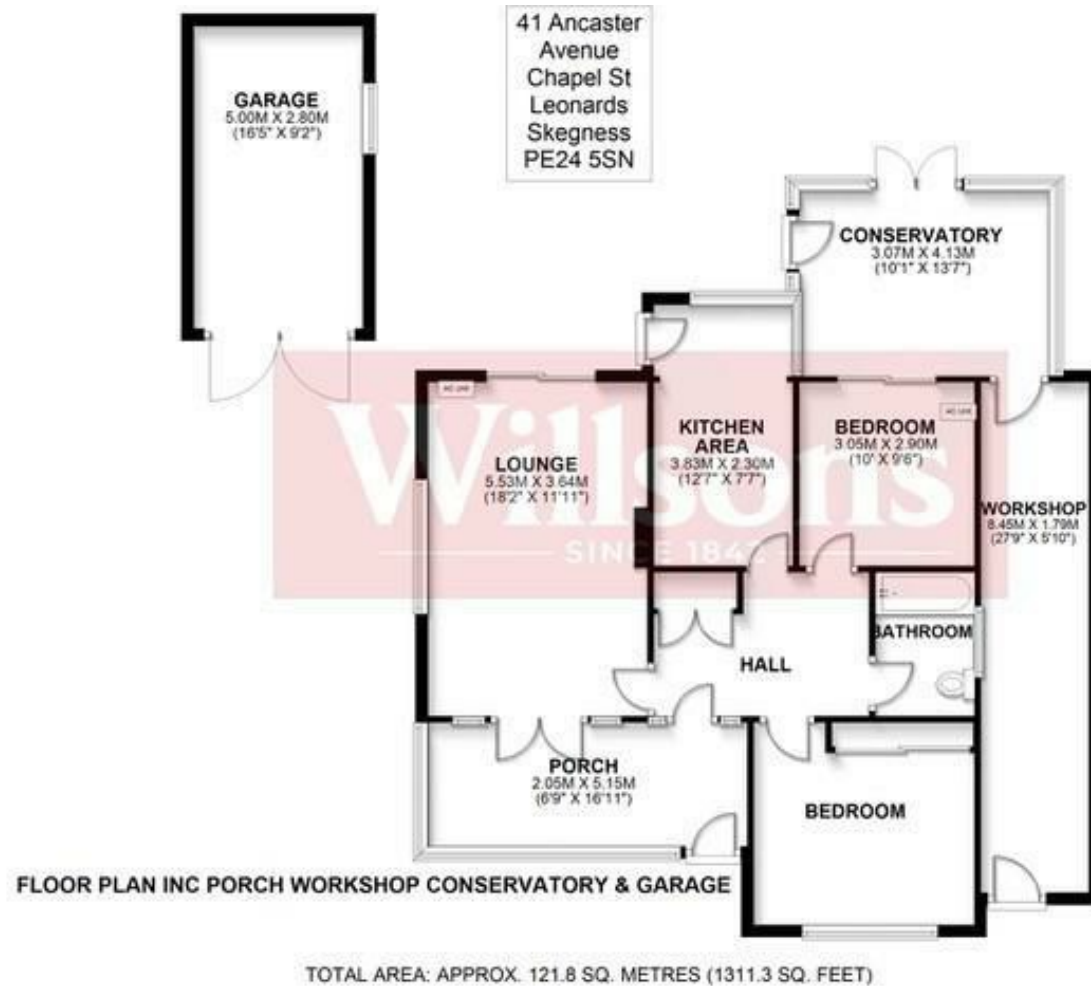
### Viewing

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

### What 3 Words

///fortunes.presenter.personal





## 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.

