



CHOICE PROPERTIES

Estate Agents

6 Well Vale Drive,

Chapel St. Leonards, PE24 5SE

Offers In The Region Of £250,000



**** OFFERING NO ONWARD CHAIN **** Choice Properties are delighted to present to you this most spacious three bedroom detached bungalow situated in a good location in the heart of the small coastal village of Chapel St. Leonards. Perfectly positioned for both the beach and all local amenities the property boasts a large plot with garage, workshop, and private gardens. We highly recommend viewing.

With the added advantage of oil-fired central heating and UPVC Double Glazing the well laid out internal accommodation consists of :-

Porch

5'2" x 3'1"

Door leading into :

Hallway

5'2" x 21'11"

Storage cupboard. Radiator. Power Points.

Living Room

17'4" x 19'4"

Bow window to front. Electric fire set in fireplace. Radiator. Power Points. TV aerial point.

Kitchen

11'1" x 11'4"

Wall & base units with work surfaces over. Partly tiled. Gas hob (powered by propane gas) with extractor hood over. Stainless steel sink with mixed taps. Radiator. Power Points.

Bedroom 3

12'11" x 10'0"

Radiator. Power Points. Storage cupboard. Sliding doors into :

Sun Room

8'9" x 10'0"

Located off the dining room. Radiator. Power Points. Patio doors out into rear garden.

Bedroom 1

12'11" x 10'7"

Radiator. Power Points.

Bedroom 2

12'11" x 9'8"

Radiator. Power Points. Door leading into :

Sun Room

8'9" x 9'8"

Located off bedroom 2. Radiator. Power Points.

Bathroom

7'5" x 8'1"

Bathroom suite consisting of walk in shower, panelled bath, low level flush WC and wash hand basin set in vanity unit with mixer taps. Partly tiled. Heated towel radiator.

WC

2'1" x 5'3"

Low level flush WC & pedestal wash hand basin with mixer taps. Partly tiled. Radiator.

Workshop

9'5" x 14'1"

Side personal access door. Power & lighting. Opening to :

Garage

17'0" x 14'1"

Detached single garage with electric roller door, power & lighting.

Garden

To the front of the property and for ease of maintenance, the garden has been laid with gravel and a spacious driveway, allowing parking for multiple vehicles. Access can be gained to the rear garden via both sides of the property. The rear garden has been tastefully divided into different sections and features many well established and mature trees, shrubs and hedging.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

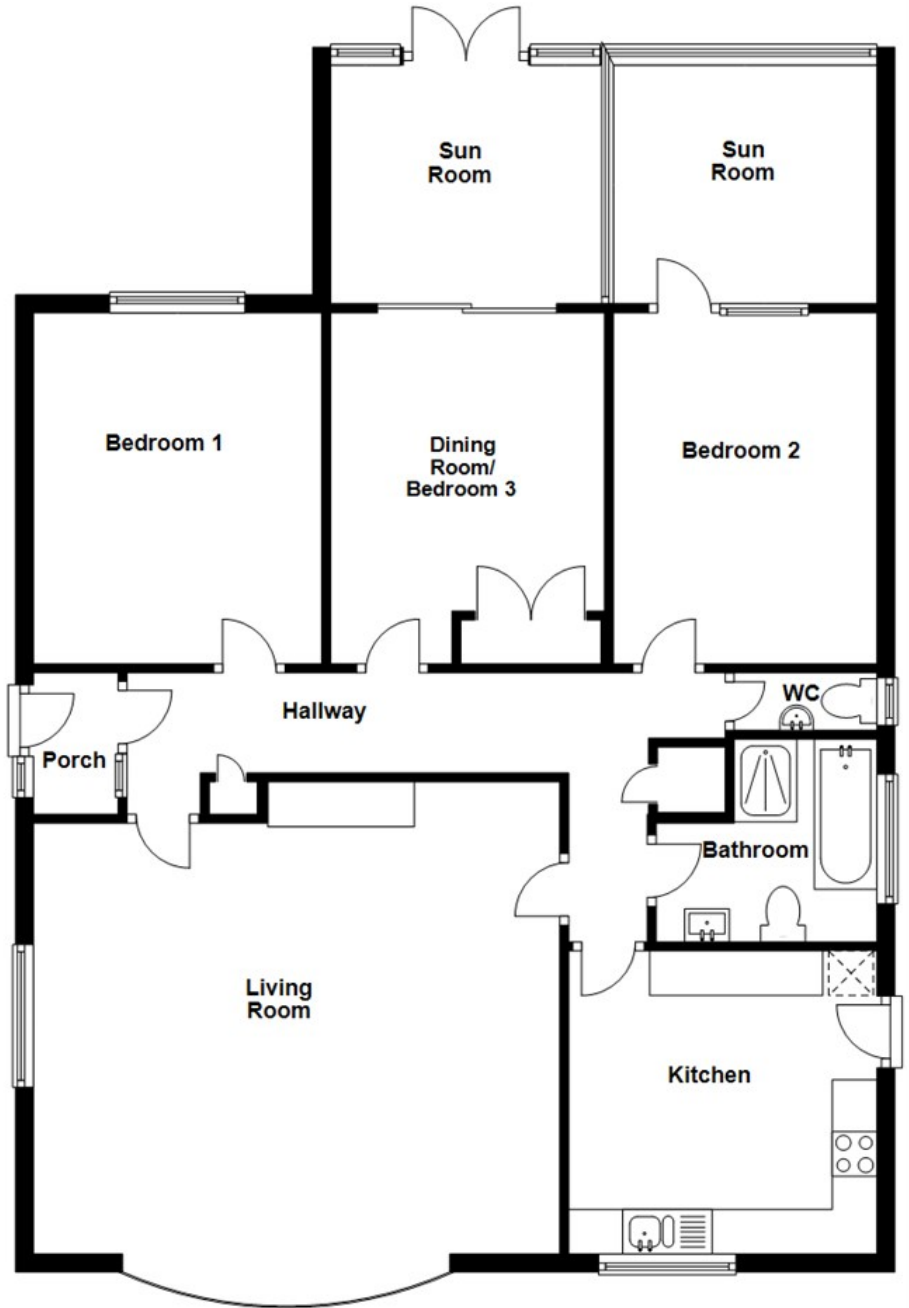
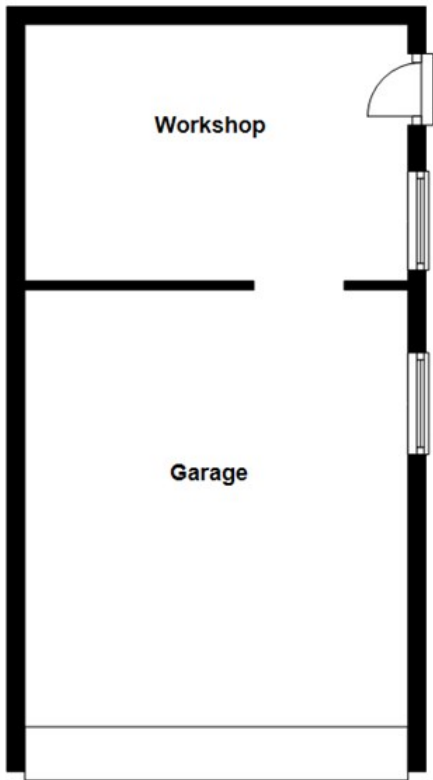
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Ground Floor



Directions

Use the postcode PE24 5SE for directions to this property. Upon entering Well Vale Drive you will find number 6 a little way down on the right-hand side opposite the entrance to 'Well Vale Drive Pay & Display Carpark'.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-60) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

