



# CHOICE PROPERTIES

## *Estate Agents*

Rose Cottage 106 St. Leonards Drive,  
Skegness, PE24 5RA  
Reduced To £310,000



**\*Significantly reduced by motivated seller from £360,000 to £310,000\*** Choice Properties are delighted to bring to the market this charming detached house located in the picturesque Chapel St. Leonards, Skegness. This delightful property boasts three bedrooms and two reception rooms.

Situated close to the beach, this home offers the opportunity for seaside living at its finest. Stepping inside, you'll be greeted by the character and charm of the original features that add a touch of elegance to the property.

Don't miss out on the chance to make this house your home and experience the best of coastal living in this idyllic location. Contact us today to arrange a viewing and start envisioning your new life at 106 St. Leonards Drive.

This abundantly light and bright accommodation benefits from uPVC double glazing throughout, an oil fired central heating system, and comprises:-

### **Kitchen**

17'7" x 6'3"

Entrance from the side through uPVC door. Fitted with a range of wall and base units with counter over, one and a half bowl ceramic sink with drainer, ceramic hand wash basin, 'AGA' electric cooker with four ring hob and extractor hood over, tiled splashback and housing the 'Wallstar' condensing boiler with controls.

### **Utility Room/Office**

9'9" x 6'3"

Fitted with a counter top area and plumbing for a dishwasher and washing machine.

### **Sitting Room**

12'4" x 11'11"

Light and airy sitting room with a multi fuel fireplace. TV point. Wall mounted thermostat controls. Door to large understairs cupboard for storage.

### **Reception Room**

11'7" x 11'11"

Log burner set into featured surround. TV point. Cupboard housing wall mounted fuse box.

### **Bedroom 1**

11'11" x 11'4"

Double bedroom with TV point.

### **Bedroom 2**

12'4" x 11'4"

Double bedroom with TV point. Door to storage area.

### **Bedroom 3**

9'8" x 6'9"

Single bedroom.

### **Bathroom**

11'0" x 6'9"

Fitted with three piece suite comprising panelled bath, dual flush WC and hand wash basin. Part tiling to the walls. Cupboard housing the hot water cylinder.

### **Landing**

6'4" x 6'9"

### **Driveway**

Access through electric gates with pedestrian gate access to the side. Gravelled driveway with parking for numerous vehicles. Two large car ports with fibre glass roofing. Caravan hook up.

### **Gardens**

The front of the property is laid to lawn with well tended hedging to the boundaries and is adorned with a variety of established plants and shrubbery. To the side of the property is a large patio area which is perfect for soaking up the sunshine. The property further benefits from having two large timber sheds and an access passage to the beach, which is only a 145m walk away.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties Alford on 01507 462277.

### **Opening hours**

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.

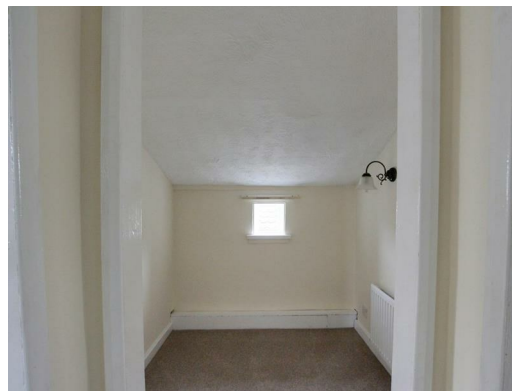
### **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

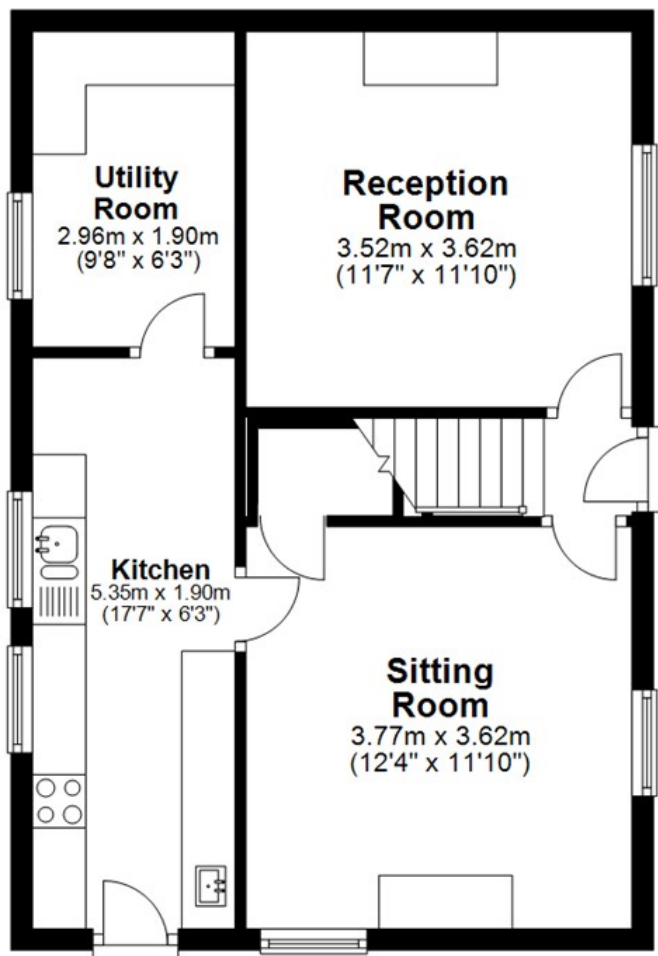






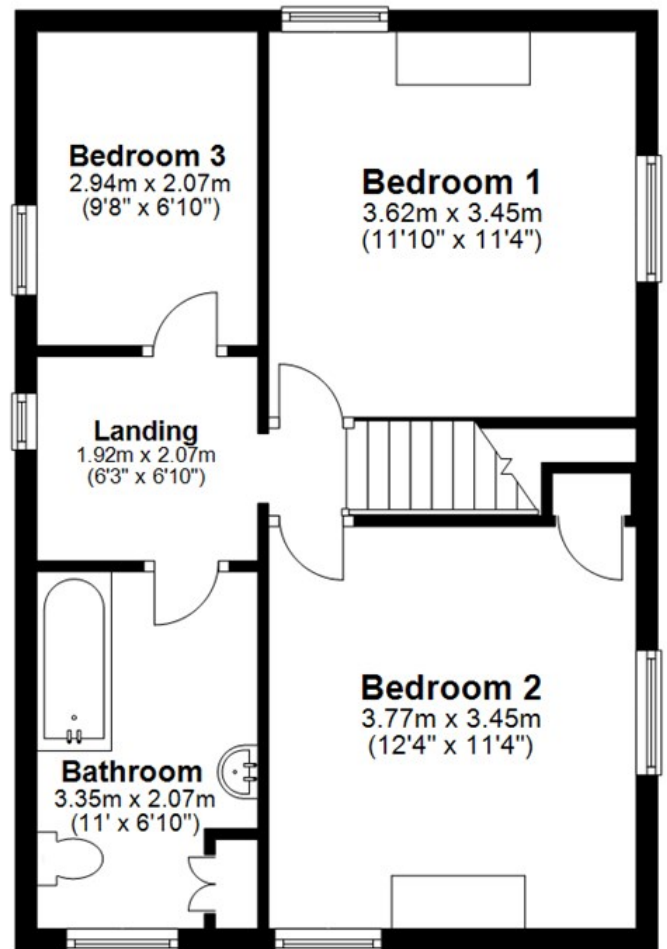
## Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)

# Directions

Follow directions on the sat nav to PE24 5RA to find this property.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 85        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   | 55      |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

