



CHOICE PROPERTIES

Estate Agents

43 Landseer Avenue,

Chapel St. Leonards, PE24 5QZ

Price £260,000



Choice Properties are delighted to offer for sale this most spacious detached dormer bungalow, located ideally just moments away from the local amenities, golden sandy beaches and coastal country park. Boasting three bedrooms and ample living space, early viewing is certainly advised!

Benefitting from wall mounted electric radiators and uPVC double glazing, this well laid out internal accommodation comprises:

Entrance Hall

uPVC front entrance door. Staircase to the first floor landing.

Hallway

Tiled flooring. Doors to:

Reception Room

TV aerial point. Two windows to the side aspect.

Sun Room

Tiled flooring. Opening to kitchen. uPVC sliding door to conservatory.

Conservatory

With polycarbonate roof and double opening uPVC doors to the garden.

Kitchen

Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integral oven, centre island with storage, power points and integral four ring hob. Space for freestanding fridge/freezer. Tiled flooring.

Utility Room

Tiled flooring. Plumbing and space for washing machine and dryer.

Shower Room

Tiled flooring. Part tiled walls. WC, hand wash basin and shower enclosure.

Bedroom 3

Double bedroom.

Landing

Doors to:

Bedroom 1

Spacious double bedroom.

Bedroom 2

Spacious double bedroom.

Bathroom

Panelled bath tub with taps and shower attachment over, dual flush wc and hand wash basin. Part tiled walls.

Driveway

Providing off road parking.

Garage

With up and over door, power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing and hedging to the boundaries. The garden is mostly laid to lawn and features a paved patio area.

Tenure

Freehold.

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

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

Viewing Arrangements

Viewing by appointment through Choice Properties on 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. 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.

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.









Floor 0

Approximate total area⁽¹⁾
870.48 ft²
Reduced headroom
104.09 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From the centre of Chapel St Leonards head North along Ancaster Road and then turn right onto St Leonards Drive. Then take your first left onto Landseer Avenue. The property can be found at the bottom of the road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
		33	
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

