



CHOICE PROPERTIES

Estate Agents

27 Wilton Avenue,

Chapel St. Leonards, PE24 5SG

Price £229,950



Choice Properties are delighted to bring to market this idyllic two bedroom detached bungalow located on Wilton Avenue situated in the charming seaside village of Chapel St. Leonards. The well presented interior features a kitchen, living room, two bedrooms, conservatory, and family bathroom. To the exterior, the property is positioned on a corner plot and benefits from a fully enclosed garden, brick built garage, and driveway. Ideally placed close to local amenities and golden sandy beaches, Early Viewing Is Highly Advised.

Situated on a corner plot with the additional benefit of uPVC double glazing, the well presented internal living accommodation comprises:-

Conservatory

21'11 x 5'9

With uPVC entrance door. uPVC door to garden. uPVC windows to all aspect. Fuse box. Electric meter. Power points. uPVC door to:-

Hallway

9'4 x 10'4

Internal doors to all rooms. Storage cupboard with fitted shelving. Consumer unit. Electric storage heater. Power points.

Living Room

14'6 x 12'10

With a multi fuel burner set in fireplace with slate hearth. Large uPVC bow window to front aspect. uPVC window to side aspect. Electric heater. Power points. Tv aerial points.

Kitchen

15'7 x 7'8

Fitted with wall, base, and drawer units with work surfaces over. Single bowl stainless steel sink with stainless steel mixer tap and drainer. Four ring gas hob with extractor hood over. Integral oven. Part tiled walls. Access to loft via loft hatch. Storage recess. Dual aspect UPVC windows. Tiled flooring. Space for undercounter fridge freezer. uPVC entrance door. Power points.

Bedroom 1

9'5 x 13'4

Double bedroom with large fitted wardrobe with sliding mirrored doors in front. Heater. Power points. Telephone point. Two uPVC windows to rear aspect.

Bedroom 2

10'5 x 10'6

Double bedroom with large fitted wardrobe with sliding mirrored doors in front. Heater. Power points. uPVC window to front aspect.

Bathroom

5'4 x 6'6

Fitted with a three piece suite comprising of panelled bath with electric 'Triton' shower over, wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Fully tiled walls. Tiled flooring. UPVC frosted window side aspect.

Garage

Attached brick built single garage fitted with power and lighting and up and over garage door. Pedestrian access door providing access from the garden.

Garden

Situated on a corner plot, the property benefits from a wrap around garden which is mostly laid to lawn but also features various gravelled and patio areas which provide places ideal for outdoor seating. To the perimeter the property features both hedging and fencing which provides the property with extra privacy. The rear part of the garden is fully enclosed with two access gates to either side of the garden. The garden further benefits from matures plants and shrubbery which add life and colour to the garden.

Driveway

Paved driveway providing off the road parking for several vehicles.

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

By appointment through Choice Properties on 01507 462277.

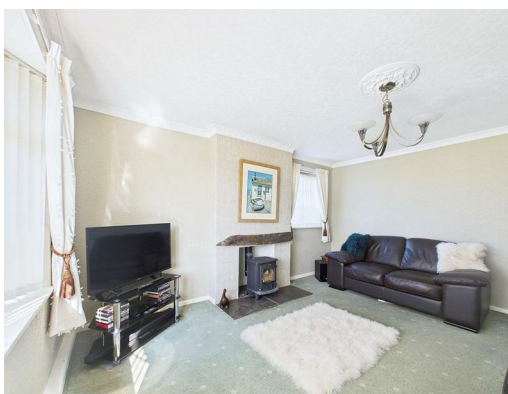
Opening Hours

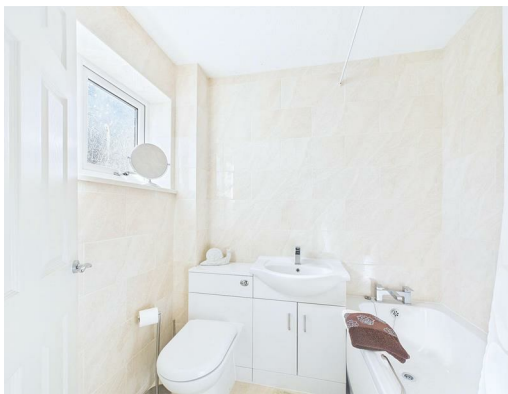
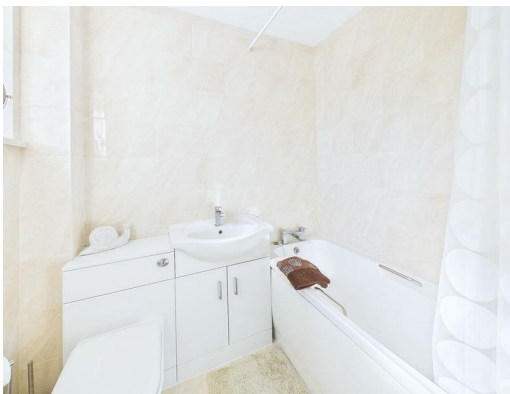
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

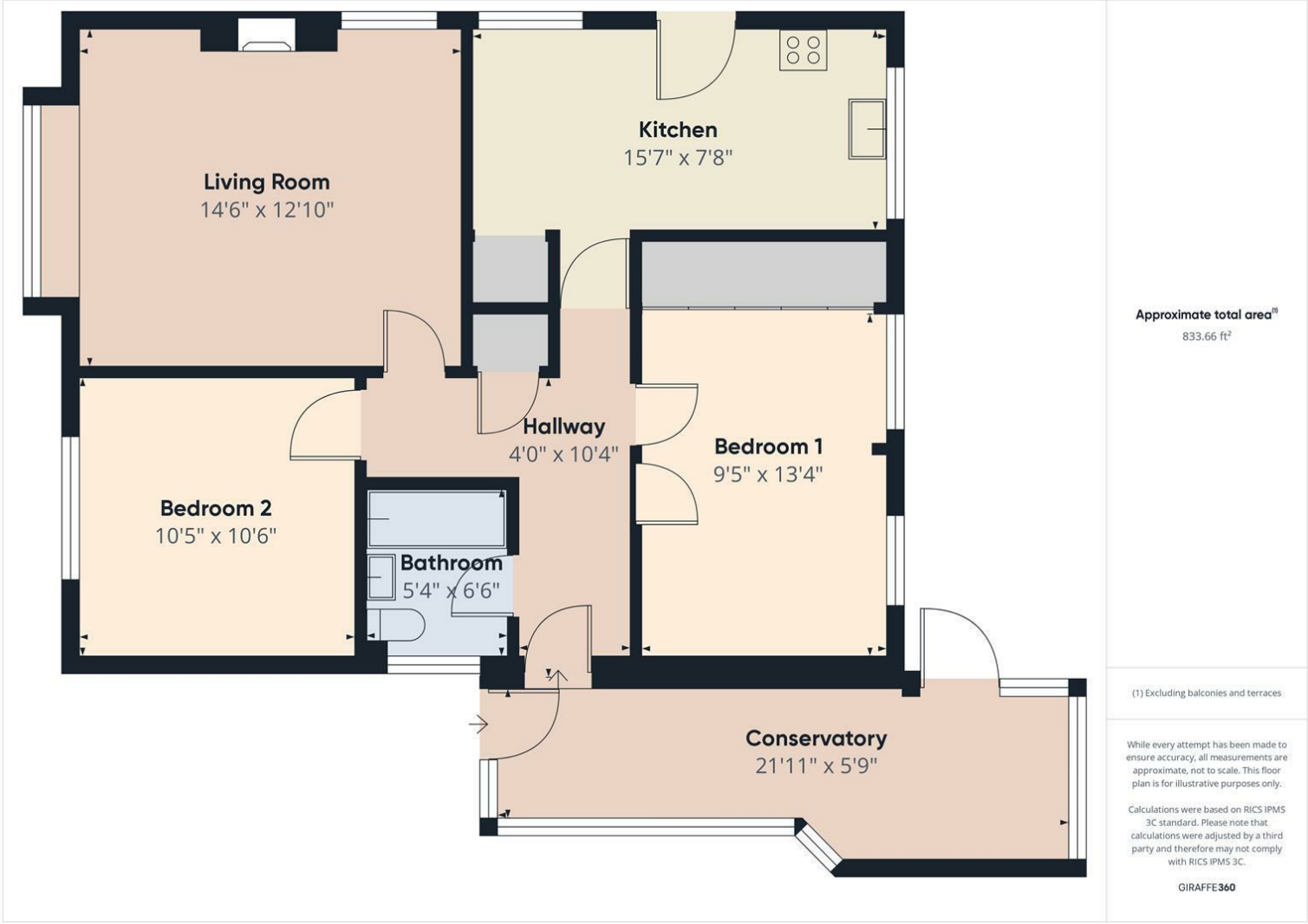
Making An Offer

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.

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.







Directions

Exit Alford via East street, when you reach the fork in the road turn right towards Bilsby. Continue on the road for 1 mile then turn right onto the B1449. Continue for 3 miles then turn right at the T-junction onto the A52. Continue for 2.5 miles then turn left onto Thames Street. Continue for 1.5 Miles then turn left onto Tyler's Close. You will find the property on your right hand side at the junction with Wilton Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			51
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

