

Buy. Sell. Rent. Let.



25 Simpson Close, Chapel St Leonards, PE24 5JU



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£82,500

When it comes to
property it must be


lovelle

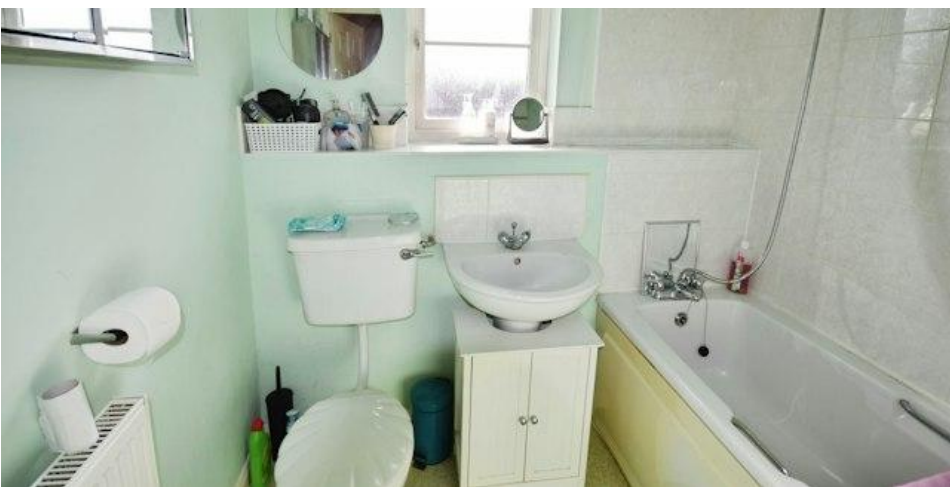
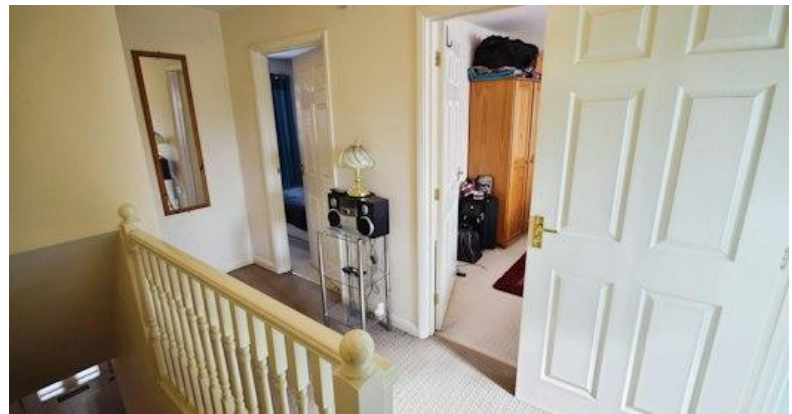


£82,500



Key Features

- 50% Shared Ownership
- Two Generous Double Bedrooms
- Lounge & Kitchen Diner
- Downstairs WC & Upstairs Bathroom
- Allocated Car Parking Space
- Enclosed, Low Maintenance Rear Garden
- EPC rating D
- Tenure: Leasehold





Presented to the market is this well-proportioned two double bedroom house, offering comfortable accommodation in Chapel St Leonards, Lincolnshire. The property is offered on a 50% shared ownership basis, representing a notable opportunity for those seeking a first step onto the property ladder or looking for an accessible route to home ownership.

The residence features two generous double bedrooms, providing ample space for both relaxation and storage. The main living area comprises a lounge and an adjoining kitchen diner, arranged to provide a sociable and practical environment for day-to-day living. The property benefits from a downstairs WC in addition to an upstairs bathroom, offering added convenience for residents and guests alike.

A key advantage to this property is the allocated car parking space, offering a secure and accessible solution for vehicle storage. To the rear of the flat lies an enclosed, low maintenance garden, offering a private outdoor space suitable for leisure or gardening pursuits.

The property is offered with no onward chain, supporting a stress-free purchase process. Its location is especially desirable; the home sits within half a mile of the beach and a variety of shops, providing the ease of coastal living alongside day-to-day convenience.

Chapel St Leonards, located in Lincolnshire, is a sought-after coastal village known for its tranquil environment and proximity to the expansive Lincolnshire coastline. Residents benefit from easy access to a range of local amenities, including shops and recreational facilities. The village offers a sense of community while remaining within comfortable reach of nearby towns and transport links, combining the appeal of a traditional seaside location with the practicality of modern living.

Hall

Entered via composite front door with radiator, stairs to first floor, door to;

Lounge

3.9m x 3.51m (12'10" x 11'6")

With UPVC window to the front aspect, radiator, door to;

Kitchen/Diner

4.04m x 3.23m (13'4" x 10'7")

With UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel sink, space for electric cooker, space for washing machine, Beko fridge, Beko freezer, doors to understairs storage cupboard (also housing electric central heating boiler) and;

Rear Hall

With composite door to the rear garden, radiator, door to;

WC

With low level WC, wash hand basin, radiator.

Landing

With cupboard housing the hot water tank, loft access, doors to;

Bathroom

2.09m x 1.7m (6'11" x 5'7")

With UPVC window to the rear, low level WC, pedestal wash hand basin, bath with mixer tap/shower attachment, radiator, extractor fan.

Bedroom One

4.87m x 3.4m (16'0" x 11'2")

With two UPVC windows to the front aspect, radiator.

Bedroom Two

4.18m x 2.65m (13'8" x 8'8")

With UPVC window to the rear aspect, radiator.

Outside

To the front is a marked allocated car parking space. To the rear is an enclosed garden laid to patio with storage shed.

Services

The property has mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

Directions

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Skegness Road (second turning signposted for Chapel St. Leonards). At the end of the road turn right onto Sea Road. Take the first turning on the right onto Amery Road, follow this to the end and turn right at the end and the property will be found on the left hand side.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/sKZJJhdmSmrx1E2UbFQGG/view>

Material Information Data

Tenure: Shared Ownership

Lease length: 78 years remaining (99 years from 2005)

Shared ownership: 50% owned

Lease restrictions: can only staircase to 80% ownership

Council tax band: A

EPC rating: D

Semi-detached house, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None
Loft: insulated and unhoarded, accessed by ladder
Outside areas: Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to Make and Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract

and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

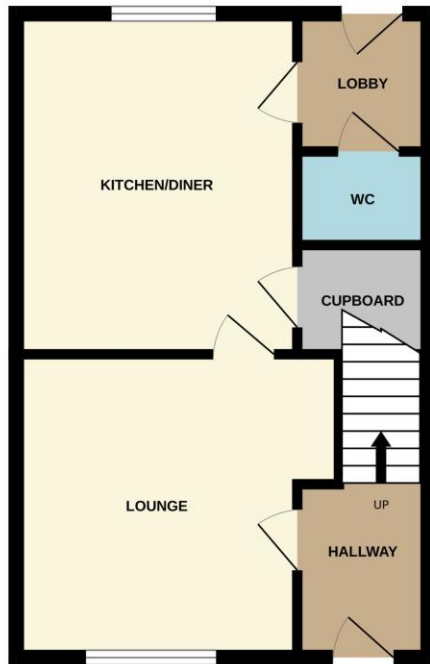
Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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