



FOR SALE

NEWTON FALLOWELL
01754 766061
newtonfallowell.co.uk

 **NEWTON FALLOWELL**

7 Draycott Way, Chapel St. Leonards – PE24 5WG
£180,000

7 Draycott Way

Chapel St. Leonards, Skegness

NO CHAIN. NEW CARPETS. A well presented and extended 3 Bedroom semi detached house situated in the popular coastal village of Chapel St Leonards, convenient for the local primary school, doctors and beach. The accommodation comprises Entrance Hall, W.C, large Lounge and Dining Kitchen with double doors to a Sun Room. To the first floor are 3 Bedrooms and a family Bathroom. With a lawned front garden and concreted drive providing off road parking, enclosed rear garden and oil fired central heating. EPC Rating C

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

HALLWAY

With radiator.

CLOAKROOM

With W.C, pedestal hand basin, extractor fan, pvc window to the front elevation.

LOUNGE

15' 3" x 12' 7" (4.64m x 3.84m)

With pvc window to the front elevation, 2 radiators, built in cupboard under the stairs housing the oil fired central heating boiler.

DINING KITCHEN

15' 7" x 8' 6" (4.75m x 2.59m)

Fitted with a modern range of base and wall units, worksurfaces with matching upstands, 1 1/2 bowl stainless steel sink unit with mixer tap over, built in oven, with electric hob and extractor hood above, plumbing for washing machine, space for fridge freezer, further appliance space, pvc window overlooking and pvc french doors opening to the:-

SUN LOUNGE

12' 0" x 7' 9" (3.67m x 2.37m)

With 2 pvc windows to the rear elevation and pvc french doors opening to the garden.

1ST FLOOR LANDING

With built in cupboard over the stairs, access to roof space.

BEDROOM 1

10' 10" x 8' 8" (3.31m x 2.63m)

With pvc window to the front elevation, radiator.



BEDROOM 2

13' 3" x 8' 8" (4.05m x 2.63m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

8' 8" x 6' 8" (2.65m x 2.04m)

With pvc window to the rear elevation, radiator.

BATHROOM

6' 9" x 6' 8" (2.05m x 2.03m)

With bath with hand shower attachment and screen over, W.C, pedestal hand basin, W.C, radiator, opaque pvc window to the front elevation.

OUTSIDE

To the front is a lawned garden with path to the front door and a concreted drive to the side proving off road parking. A side gate opens onto the rear garden which is enclosed by fencing and includes a lawn, paved patio seating area, timber garden shed and oil tank.

TENURE

Freehold

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

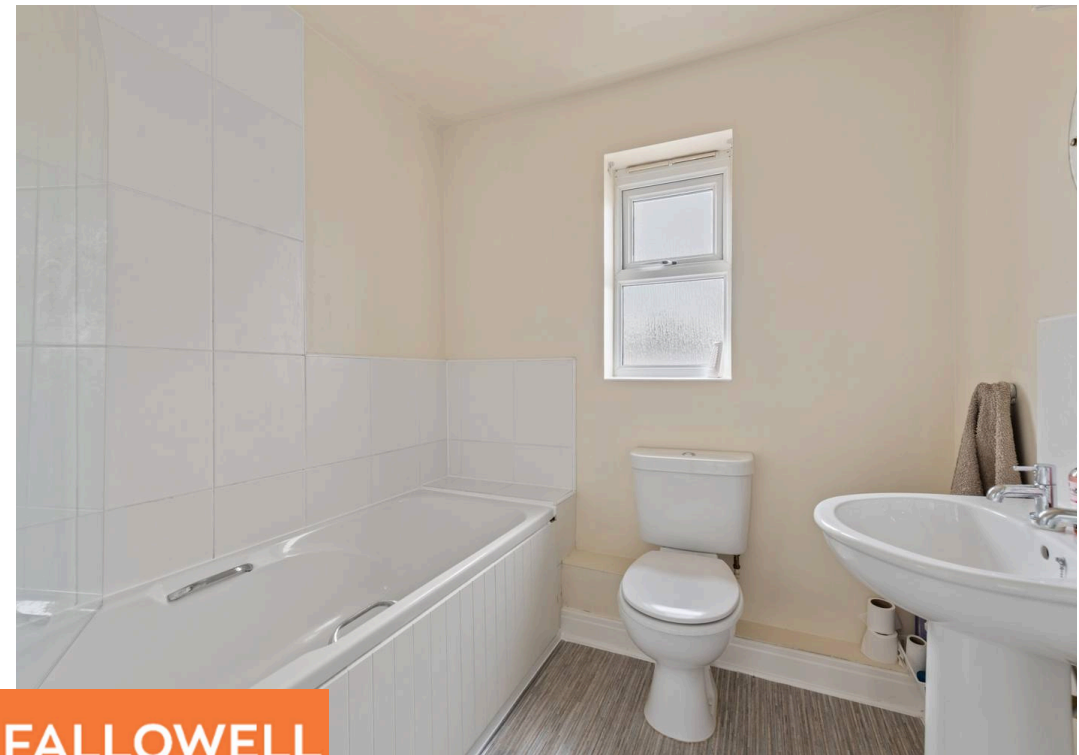
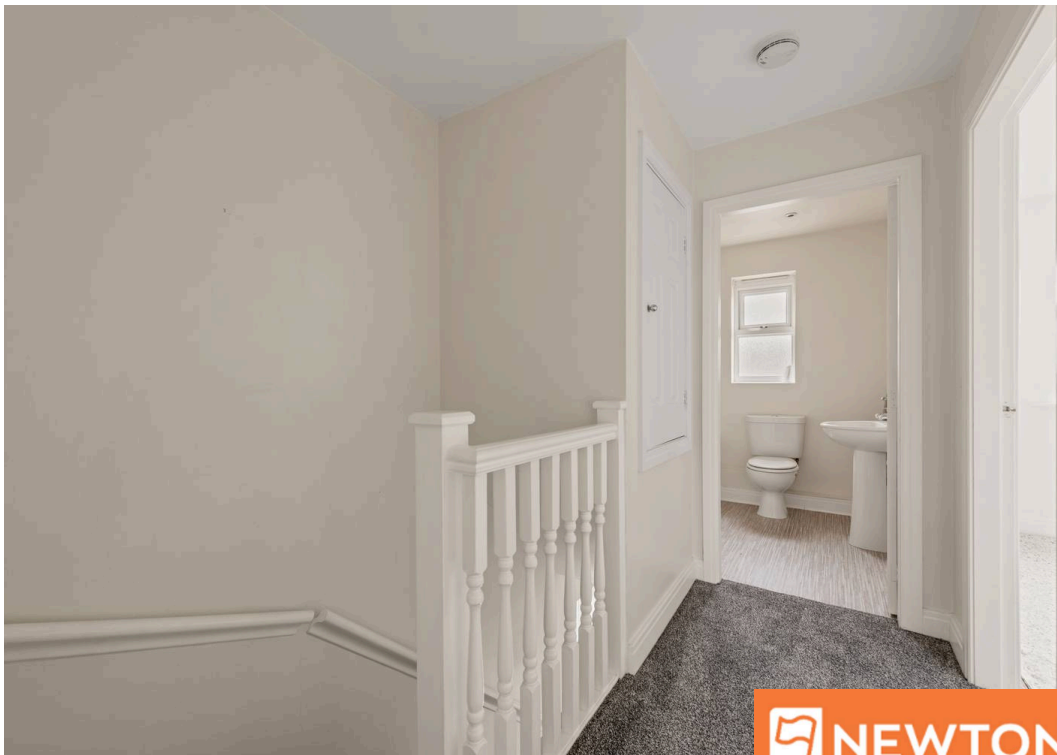
VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

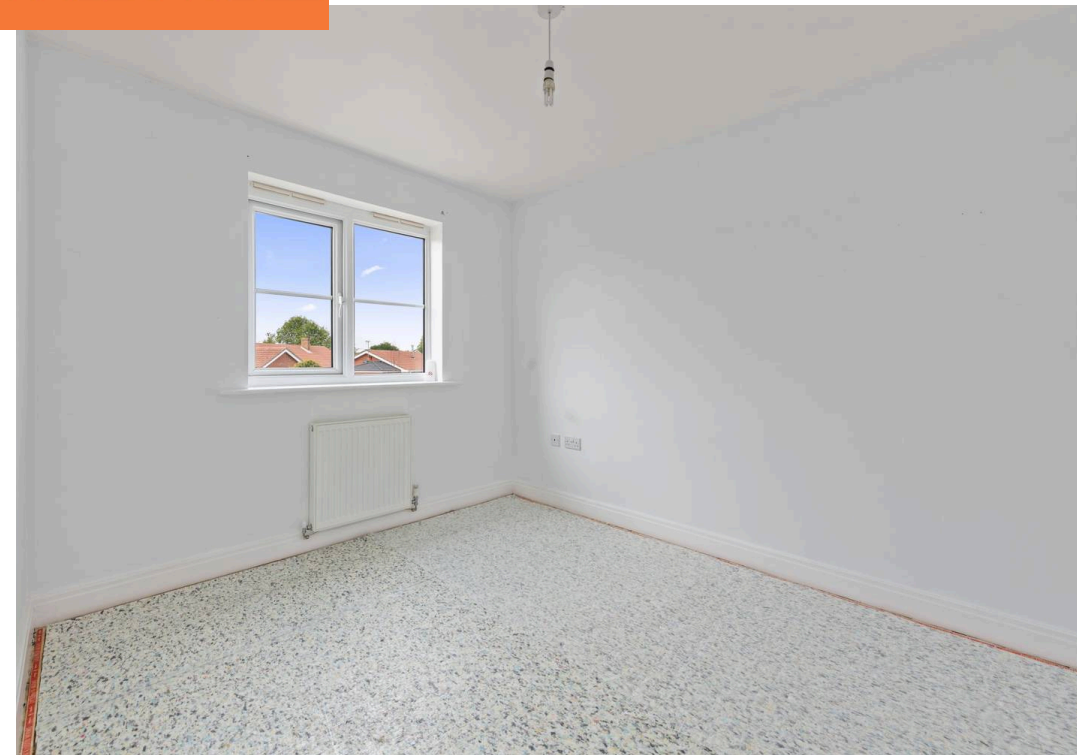
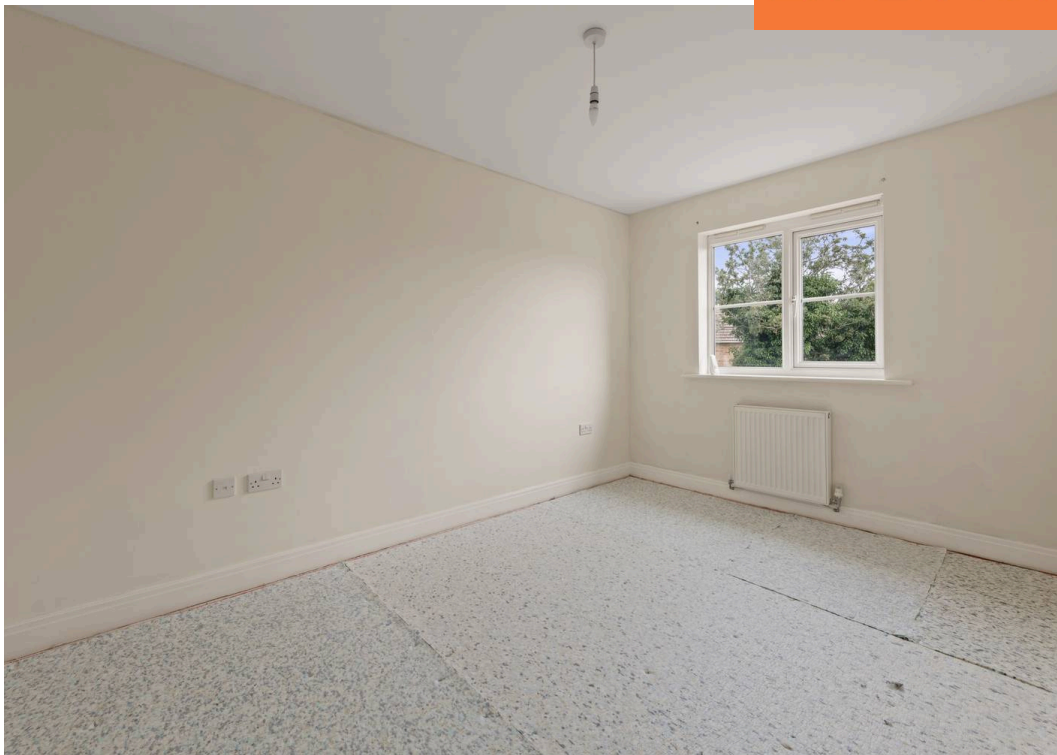
COUNCIL TAX

Charging Authority – East Lindsey District Council Band B – 2025/26 – £1,730.53





 **NEWTON FALLOWELL**





ANTI MONEY LAUNDERING REGULATIONS

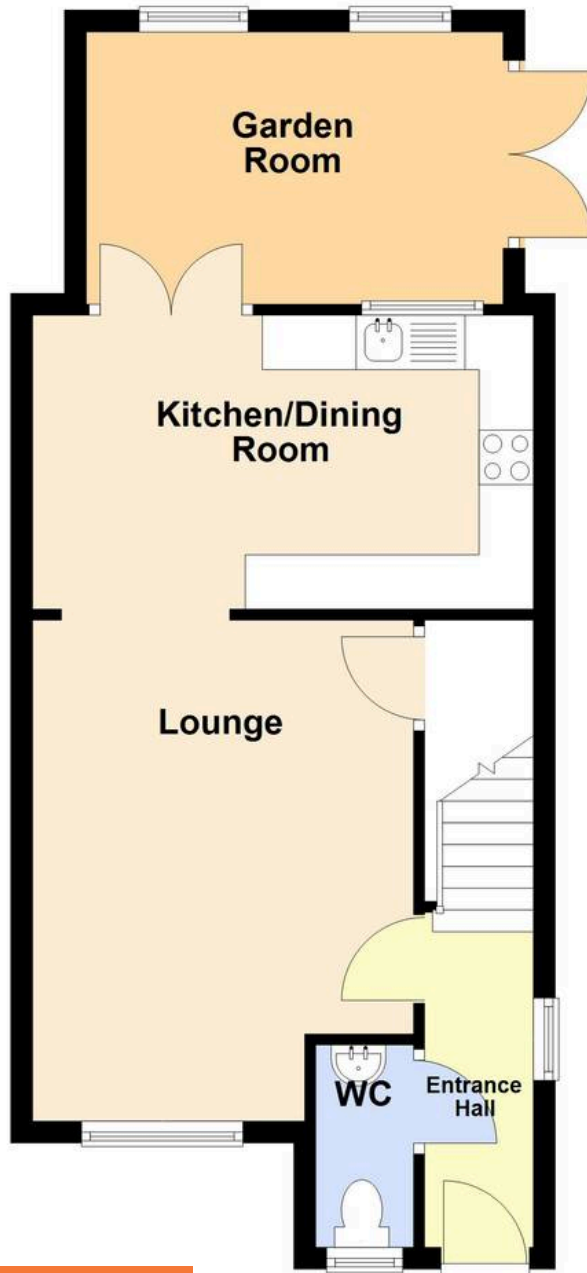
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)





Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

