

Buy. Sell. Rent. Let.



12 West View Crescent, Chapel St Leonards, PE24 5UH



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£119,950

When it comes to
property it must be


lovelle



£119,950



Key Features

- NO ONWARD CHAIN
- TWO Double Bedrooms
- Lounge
- Kitchen/Diner
- Good Sized Plots
- Parking for Several Cars
- EPC rating D
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



For sale with no onward chain! Convenient for amenities cu-de-sac location less than half a mile to the sandy beaches. The accommodation comprises of an entrance hall, kitchen/diner, lounge, with two double bedrooms and bathroom to the first floor with oil fired central heating and UPVC double glazing. Good size plot with driveway for several cars plus useful outbuildings/workshop in the rear enclosed garden. Great location in the popular, well served coastal village of Chapel St. Leonards. Amenities include regular bus services, pubs/restaurants, take-aways, Co-op supermarket, Doctors, various other shops and a beautiful sandy beach. 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 enjoy 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).

Entrance

Entered via a UPVC double glazed front door into an entrance hallway with stairs leading to the first floor and radiator, door to;

Kitchen

2.77m x 5.46m (9'1" x 17'11")

With two UPVC windows to the side and rear aspect, UPVC door leading to the garden. Fitted with a range of wall, base and drawer units with worktops over, inset sink and drainer, space and plumbing for a washing machine, space for a dishwasher and or tumble dryer, radiator, undercounter boiler.

Lounge

3.73m x 5.46m (12'2" x 17'11")

With two UPVC windows to the front and rear aspects, with a chimney breast and two radiators.

Landing

With UPVC window to the rear aspect, two loft hatch accesses and radiator.

Bedroom One

2.79m x 5.46m (9'2" x 17'11")

With two UPVC windows to the side and rear and radiator.

Bedroom Two

3.68m x 3.73m (12'1" x 12'2")

With UPVC window to the front aspect, radiator and storage cupboard housing water cylinder.

Bathroom

1.87m x 1.68m (6'1" x 5'6")

With UPVC window to the rear aspect, panelled bath with electric shower over and separate mains mixer tap, pedestal sink, low level WC, radiator.

Outside

The front of the property is enclosed by fencing with a lawned area and gravelled driveway with space for several cars accessed via a five bar wooden gate with an additional pedestrian side gate. The rear garden is enclosed by fencing and offers a range of sheds/ outbuildings, ideal for workshop space. The rear garden also has the oil tank and a raised decking area with summer house, patio areas and gated access to the front.

Services

The property has oil fired central heating, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. The property has solar panels please contact the agents for more information. 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

Great location in the popular, well served coastal village of Chapel St. Leonards. Amenities include regular bus services, pubs/restaurants, take-aways, Co-op supermarket, Doctors, various other shops and a beautiful sandy beach.

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). Follow the road for about 500 yards and take the second turning on the right hand side into West View Crescent the property can be found at the bottom of the road on the left hand side.

Material Information Data

Council tax band: A

Tenure: Freehold

Property type: End of Terrace

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great.

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: Unknown

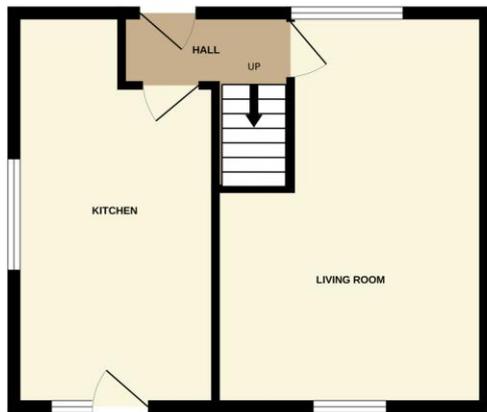
Accessibility and adaptations: None

Coal mining area: No

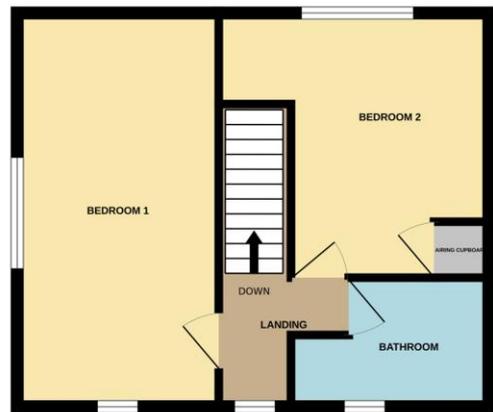
Non-coal mining area: Yes

Energy Performance rating: D

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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it must be



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