

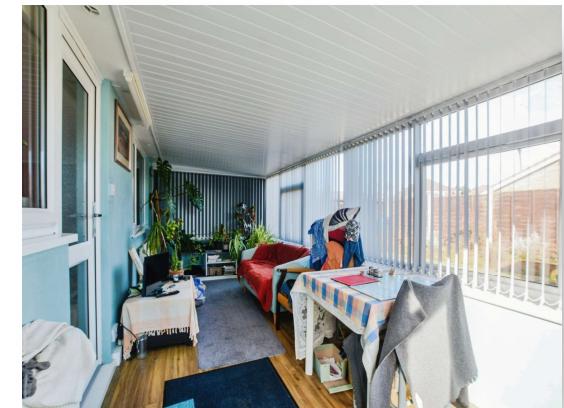


**Warwick Road, Chapel St. Leonards Skegness PE24 5UL**

welcome to

## Warwick Road, Chapel St. Leonards Skegness

3 BED DETACHED BUNGALOW LOCATED IN CHAPEL ST LEONARDS. THE PROPERTY IS ONLY A SHORT DISTANCE FROM AMENITIES SUCH AS SHOPS, PUBS/RESTAURANTS AND PUBLIC TRANSPORT LINKS LEADING INTO SURROUNDING AREAS AND ALSO BENEFITS FROM A USEFUL GARAGE CONVERSION!



**Entrance**

Following from the entrance door the hallway has a storage cupboard housing the hot water cylinder, built in cupboard housing the boiler, a radiator and doors leading into:

**Lounge**

17' 10" x 11' 11" ( 5.44m x 3.63m )

Has two windows to the front elevation and two radiators.

**Kitchen**

10' 6" x 9' 6" ( 3.20m x 2.90m )

Comprises of wall, base and drawers with worktop space over, tiled splashbacks, sink, space for electric cooker, space for washing machine, space for fridge freezer, radiator, window and door into the Conservatory.

**Conservatory**

21' 8" x 8' ( 6.60m x 2.44m )

Consists of a radiator, windows to three elevations and door.

**Bedroom One**

10' 11" x 9' 5" ( 3.33m x 2.87m )

Has a window to the rear elevation, radiator and built in wardrobe.

**Bedroom Two**

9' 11" x 10' 11" ( 3.02m x 3.33m )

Consists of a window to the rear elevation, radiator, and a built-in wardrobe.

**Bedroom Three**

6' 11" x 8' 11" ( 2.11m x 2.72m )

Has a window, radiator and built in cupboard.

**Shower Room**

Consists of a shower, WC, sink, towel radiator, extractor, part tiled walls and an opaque window.

**Wc**

Has a WC, sink, radiator and an opaque window.

**External**

To the front of the property, it has an ample drive, exterior lighting and LPG calor tank. To the rear, it is mainly paved patio with flower borders and a shed.

**Outbuilding**

16' 6" x 6' 11" ( 5.03m x 2.11m )

A useful additional space which could be used as music room, home office, study, studio or additional lounge area.



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**Floor Plan**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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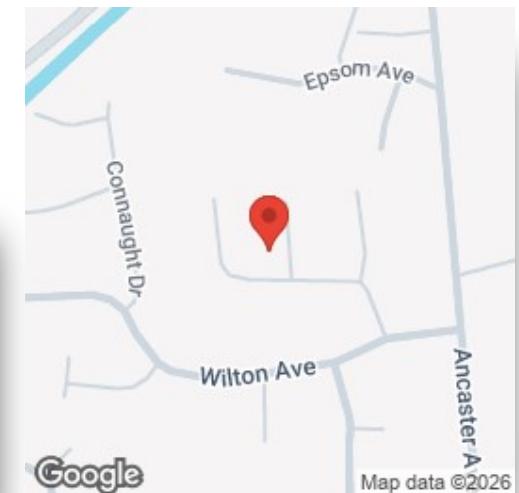
- 3 BED DETACHED BUNGALOW
- SITUATED IN CUL-DE-SAC
- CONVERTED GARAGE OFFERING USEFUL ADDITIONAL SPACE FOR A HOME OFFICE, STUDY, STUDIO OR ADDITIONAL LOUNGE AREA.
- AMPLE OFF STREET PARKING
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

### directions to this property:

See Multi-map illustration



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Property Ref:  
SKG109589 - 0009

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