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42 Acacia Avenue, Chapel St Leonards PE24 5RE.



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Offers Over £250,000

When it comes to
property it must be


lovelle



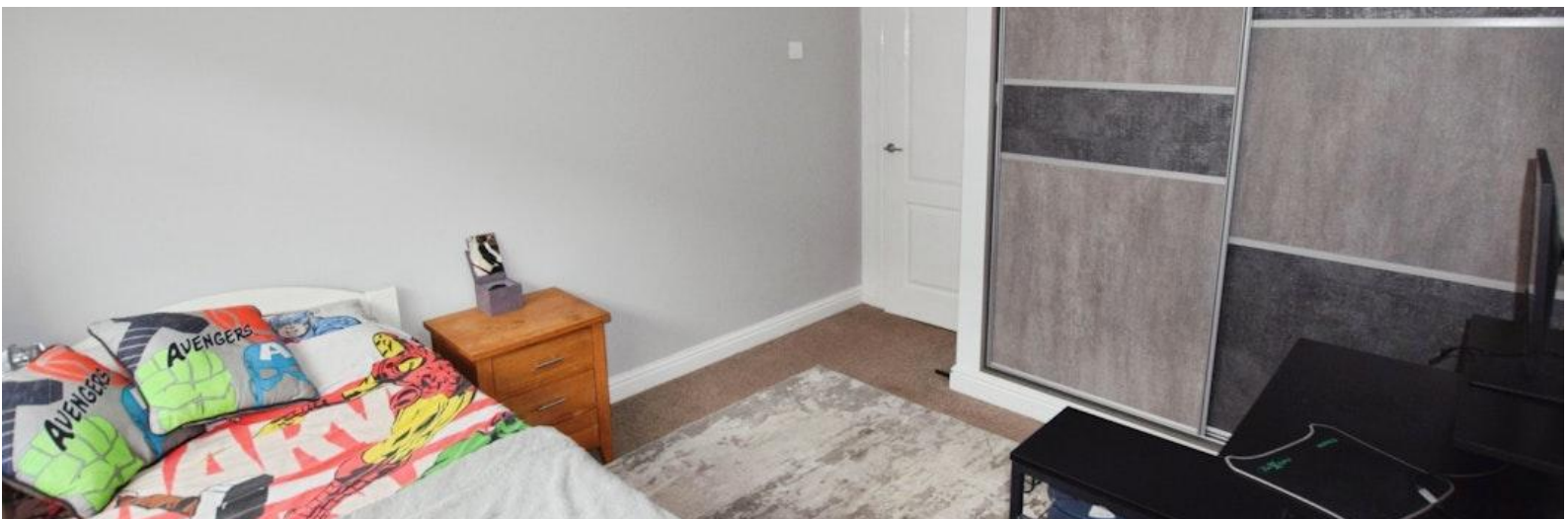
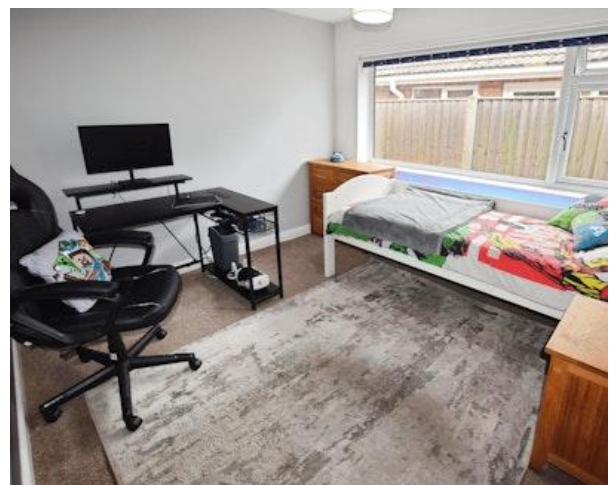
Offers over £250,000



Key Features

- Open Plan Lounge/Diner/kitchen
- Garden Room
- Double Driveway
- Composite Decking with Glass Balustrade

- Solar Panels & Batteires
- EV Charging Point
- EPC rating A
- Tenure: Freehold





Recently Modernised Three-Bedroom Detached Bungalow with Solar Panels & Battery Storage, situated in a quiet cul-de-sac within a popular coastal village. Enjoying a peaceful rear outlook, the property features striking decked areas overlooking the waterway. The accommodation comprises two double bedrooms, a good-sized single bedroom, a family bathroom with useful utility space, and an open-plan lounge/diner leading into the kitchen. To the front, there is off-road parking for two vehicles, while the enclosed rear garden offers direct access to the decked seating areas, along with a spacious garden room/home office and a useful storage shed.

Hallway

Entered via UPVC front door into hallway with loft hatch access, with drop down ladder, radiator, door to hallway storage cupboard and positive pressure heated ventilation system.

Bedroom One

3.67m x 3.54m (12'0" x 11'7")

With UPVC window to the front aspect and radiator.

Bedroom Three

3.65m x 2.97m (12'0" x 9'8")

With UPVC window to the front aspect, radiator alcove currently utilised as a wardrobe.

Bedroom Two

3.65m x 2.97m (12'0" x 9'8")

With UPVC window to the side access, with fitted sliding door wardrobe and radiator.

Bathroom

2.51m x 2.5m (8'2" x 8'2")

With UPVC window to the side aspect, wash hand basin set into a vanity unit, Low level WC, P Shaped bath with mains mixer shower over with glass screen, ladder style towel radiator, mirrored cabinet with shaver point inside, extractor fan and door to utility space.

Utility Cupboard

With space and plumbing for a washing machine, fitted storage cupboard and useful clothes drying rail.

Lounge/Diner

4.56m x 4.55m (15'0" x 14'11")

With UPVC sliding door to the rear, radiator. open to the kitchen.

Kitchen

2.91m x 2.95m (9'6" x 9'8")

Fitted with a UPVC window to the rear aspect and a UPVC door to the side, the kitchen offers a range of base and wall units with worktops over, an inset stainless-steel sink with mixer tap, and integrated appliances including an electric oven, induction hob with extractor hood, fridge/freezer and dishwasher.

Garden Room

3.89m x 2.77m (12'10" x 9'1")

With UPVC french doors, fitted with an air conditioning unit for heat or cooling.

Outside

To the front of the property is a driveway providing off-road parking for two vehicles, alongside a lawned garden, with EV charger 7kW & 13A EV rated outdoor socket. Gated side access leads to the enclosed rear garden, which is bordered by fencing and features two composite decked seating areas. One is positioned directly outside the lounge sliding doors, creating an ideal space for outdoor entertaining, while the second enjoys a smoked glass balustrade and offers a peaceful, idyllic setting overlooking the watercourse.

Services

The property has oil central heating, mains water, sewerage and electricity, owner owned Solar Panels 6.6kW array with a 20 kWh battery storage system. The owners generated 6800 kWh & exported 5500 kWh which earned approximately £800 for electricity sold back to the grid in 2025. 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 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).

Directions

From Skegness take the A52 north going through Ingoldmells. Take the second right hand turning signposting Chapel St Leonards (just past the garden centre) onto Skegness Road. At the end of the road turn left onto Sea Road and then immediately right onto St. Leonards Drive. Follow this going round the sharp right hand bend. Turn left into Acacia Ave opposite the garage and the property can be found on the right 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.

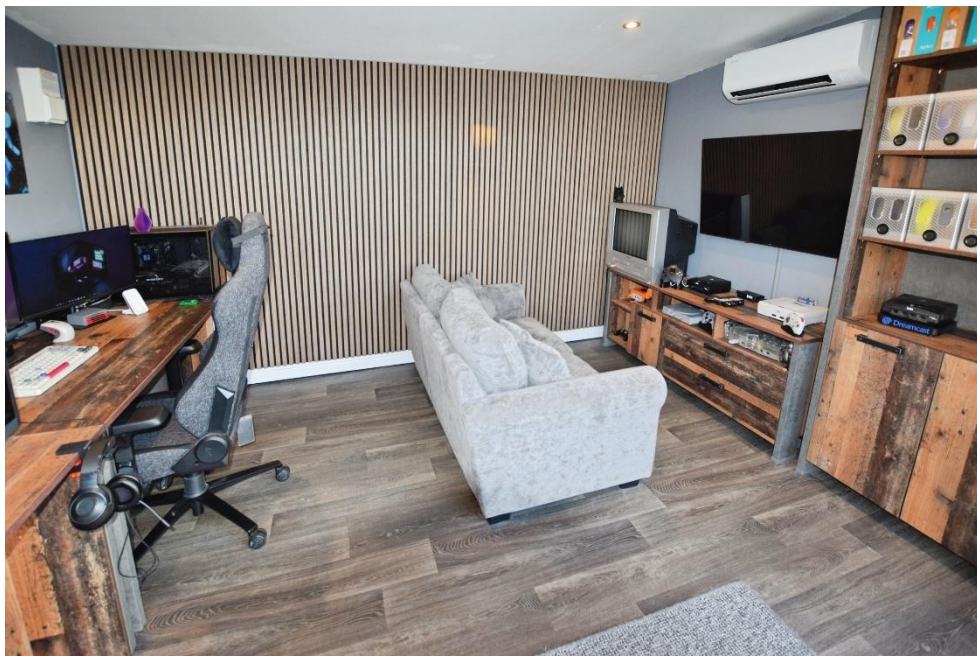
<https://moverly.com/sale/9FYL94hcmpykh4ECqXudK/view>

Material Information Data

Tenure: Freehold

Council tax band: B





EPC rating: No Certificate
 Detached bungalow, standard brick and block construction
 3 bedrooms, 1 bathroom, 1 reception
 Accessibility adaptations: None
 Loft: insulated and boarded, accessed by Hatch in hallway
 Outside areas: Front garden and Rear garden
 No spray foam insulation
 Mains electricity
 Solar panels: owned outright
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Long-term flood risk: yes – River and sea flooding risk: High; Surface water flooding risk: Very Low; Reservoir flooding risk:
 Oil central heating; serviced annually
 Heating features: Air conditioning
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 good, Vodafone ok, Three great, EE great
 Parking: Driveway
 Not in a controlled parking zone
 No disabled parking available
 EV charging point installed
 Not a listed building
 Not in a conservation area
 No tree preservation order
 No specialist issues recorded
 Onward chain: Yes owners will be buying a property.

Title registers restrictions (LL91206):

The owner must not do anything that causes a nuisance or annoyance to neighbours.
 The property cannot be used for breeding or boarding animals, although keeping dogs and cats as pets is allowed.
 No noisy or offensive businesses can be run from the property; it must only be used as a private home.
 The owner cannot prevent neighbours from building on their land by claiming a right to light or air (the right to receive natural light through windows).
 The owner must allow neighbours to use and maintain pipes and cables that run under the property.
 The owner must allow neighbours to enter the property to repair their services, provided they fix any damage.
 The owner must maintain the walls and fences on the northern boundary of the land.

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 an 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

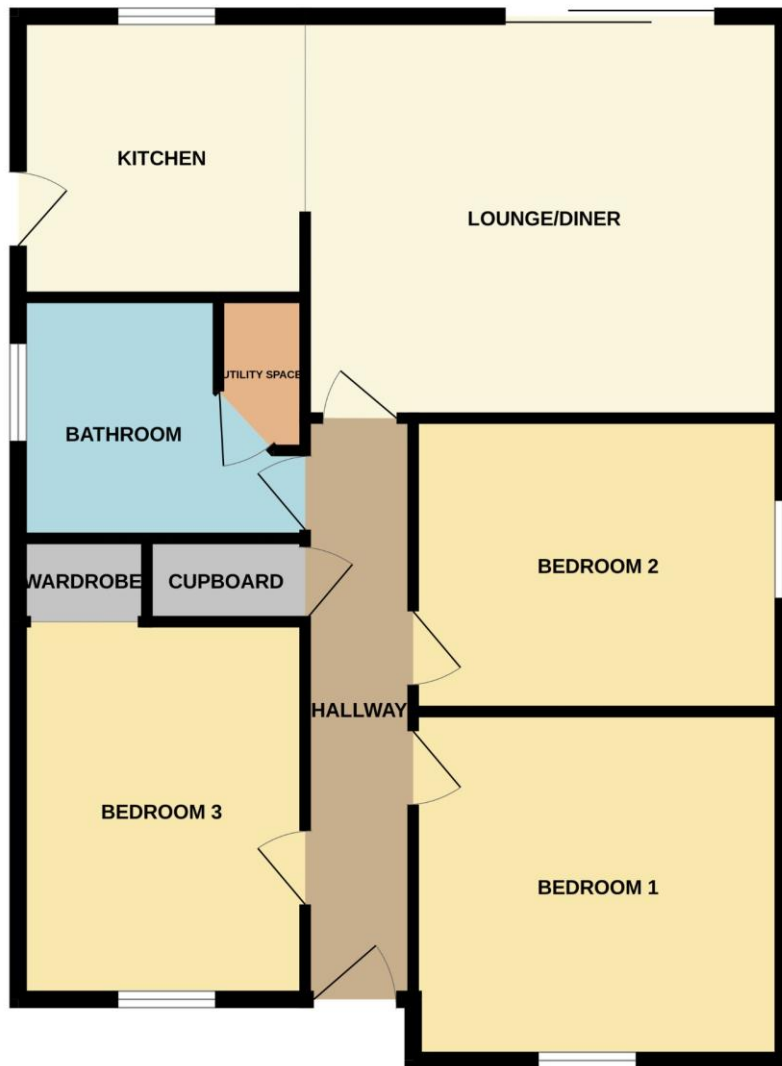
Under Section 21 of the Estate Agency Act please be aware the sellers of this property are related to a member of staff of this estate agency.

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.

GROUND FLOOR



When it comes to **property**
it must be


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