



Anderby Road, Chapel St. Leonards Skegness PE24 5XA

welcome to

Anderby Road, Chapel St. Leonards Skegness

Deceptively spacious..

Three Bed Detached Bungalow offering a great sized Lounge, Dining Room, Kitchen/ Diner, Utility Room, Spacious Conservatory, Master Bedroom with En-Suite, a further Two Bedrooms and additional Family Bathroom.

Located in popular Seaside Village Location

Entrance

Entrance door from the porch leads into the spacious hallway which has a radiator, airing cupboard, loft hatch access and doors into the following rooms

Lounge:

15' 4" x 15' 4" (4.67m x 4.67m)

Has a window to the front elevation, radiator and doors into:

Dining Room

12' x 8' 11" (3.66m x 2.72m)

Has doors leading into the conservatory

Conservatory

18' 5" x 12' 6" (5.61m x 3.81m)

Good sized conservatory with windows to the rear and side, radiator and doors leading externally.

Kitchen

13' 2" x 12' 2" (4.01m x 3.71m)

Comprising of modern wall, base and drawer units with worktop space over, integrated hob, oven/grill, dishwasher, sink, extractor fan, window and door into the conservatory, breakfast bar and radiator.

Bedroom 1

13' x 14' 2" (3.96m x 4.32m)

Has a window, radiator and door into:

En-Suite

Has a shower, sink, WC and towel radiator

Bedroom 2

13' 1" x 9' 4" (3.99m x 2.84m)

Has a window and a radiator.

Bedroom 3

9' x 8' 11" (2.74m x 2.72m)

Has a window and a radiator

Bathroom

Has a bath with shower over, WC, sink with vanity storage below, towel radiator and an opaque window.

External

Externally the property benefits from a driveway to the front along with lawned area with mature shrubs. There is also a car charging point.

The rear is mainly laid to lawn with a summer house (13'2 X 6'10) and shed

Outbuilding

13' 6" x 7' 7" (4.11m x 2.31m)

Agents Note

There are 18 solar panels on the property and car charger that also benefits from 10kw of storage batteries and an Eddi system for controlling hot water heating - for more information, please contact the branch.





view this property online williamhbrown.co.uk/Property/SKG109675



welcome to

Anderby Road, Chapel St. Leonards Skegness

- Detached 3 Bed Bungalow in popular seaside location
- Master Bedroom with En-Suite
- Kitchen/ Diner with separate dining room
- Well presented rear garden with summer house & shed
- Private gated driveway to front of property

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£300,000



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

view this property online williamhbrown.co.uk/Property/SKG109675



Property Ref:
SKG109675 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk