

Buy. Sell. Rent. Let.



Mo-Cuishle, Sandy Lane, Chapel St Leonards, PE24 5TE



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£230,000

When it comes to
property it must be


lovelle



£230,000



Key Features

- Very Well Presented Detached Bungalow
- Close to the Beach & Amenities
- Good Size, Attractive Rear Garden with Summer House & Hot Tub

- Modern Open Plan Lounge-Kitchen-Diner
- Conservatory
- EPC rating D
- Tenure: Freehold





MODERNISED WELL PRESENTED DETACHED BUNGALOW, VERY CLOSE TO THE BEACH & SHOPS! This lovely home sits on a good size plot with beautiful landscaped gardens including hot tub and summerhouse. The property has a driveway and hardstanding, Fantastic position, located on a no-through road, directly behind the sea bank so within 50 metres of the golden sandy beach! The property offers modern open plan living with a fantastic L-shaped lounge/kitchen/diner with patio doors to a conservatory leading to the rear garden. There are two double bedrooms with fitted wardrobes and superb family bathroom. The property has air-source heat pump central heating and UPVC double glazing. Within 50 metres of the village green, shops and amenities. Chapel St. Leonards is a 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 enjoys 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 Porch

Entered via UPVC door with UPVC windows, tiled walls and floor, door to;

Entrance Hall

With vertical modern radiator, tiled floor, open doorway to;

Open Plan Kitchen/Living Room 8.31m x 7.34m (27'3" x 24'1") max dimensions

Fantastic open plan living space with four UPVC windows with plantation shutters, two modern radiators, attractive tiled floor, beautiful modern kitchen comprising; base cupboards with work surfaces over, pop up plus sockets, inset stainless steel sink, integrated dishwasher, freestanding washing machine recessed behind cupboard, larder cupboards with integrated electric oven, microwave inside cupboard, Hisense American style fridge-freezer with water cooler/ice dispenser, central island with work surface over and feature lighting over and induction hob. There is a doorway to the inner hall with doors to the bedroom and bathroom and UPVC patio doors to;

Conservatory 5.43m x 2.71m (17'10" x 8'11")

Of UPVC construction, radiator, fitted Roman blinds, wooden flooring, patio doors to the deck and rear garden.

Bedroom One 3.97m x 3.6m (13' x 11'10")

With UPVC window to the rear aspect, modern radiator, fitted wardrobe.

Bedroom Two 3.97m x 3.6m (13' x 11'10")

With UPVC window to the front aspect, feature porthole style UPVC window to the side aspect, modern radiator, fitted wardrobe.

Bathroom

With UPVC window to the front aspect, tiled floor, half tiled walls, spotlights, wash hand basin inset to vanity unit, low level wc, freestanding oval shaped feature bath with mixer tap/shower attachment, ladder style radiator.

Services

The property has air source heat pump central heating, mains water, sewerage and electricity. 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 enjoys 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 Roman Bank, proceed past Butlins, through Ingoldmells and take the first turning right sign posted for Chapel St Leonards onto Trunch Lane. This continues into South Road. At the end of the road turn right and follow the road around the Green and onto The Pullover (ramp onto the beach in front of you, Millers Bar on your right) and turn right along the back of the sea bank and Millers Bar onto Sandy Lane. The property can be found a few properties down on the right hand side.

Material Information Data

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Electric Air Source Heat Pump

Heating features: modern radiators

Broadband: Standard - 18 Mb download, 1 Mb upload. Superfast - 67 Mb download, 14 Mb upload. Ultrafast - 2000 Mb download, 2000 Mb upload

Mobile coverage: O2 -Good , Vodafone -ok , 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, however Sandy Lane is an unadopted road

Long-term area flood risk: Yes

Coastal erosion risk: No





Planning permission issues: No
Accessibility and adaptations: No
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

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.lovelle.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

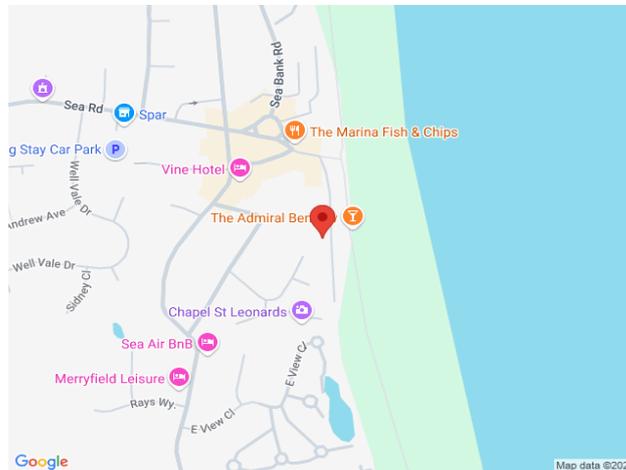
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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

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.





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