



71 Wilton Avenue,
Chapel St Leonards, PE24 5YN



£190,000

- NO CHAIN
- POPULAR COASTAL VILLAGE
- LOW MAINTENANCE GARDENS
- TIMBER SHED AND GARAGE FOR STORAGE
- CONSERVATORY
- PVC DOUBLE GLAZING
- FREEHOLD
- EPC RATING D



NO CHAIN. A 2 Bedroom detached bungalow in this popular coastal village location. With Entrance Hall, Living Room, Kitchen, Bathroom, Conservatory, Garden Room and Garage for storage. Low maintenance front and rear gardens, pvc double glazing, electric heaters. EPC Rating D

ENTRANCE HALL

With double glazed door, electric heater, built in cupboard, access to loft space.

BEDROOM 1

3.00m x 2.38m (9'10" x 7'10")

With double glazed window to the front elevation.

LIVING ROOM

4.82m x 3.89m (15'10" x 12'10")

With double glazed bow window to the front elevation, coal effect electric fire with marble surround and hearth.

BATHROOM

1.71m x 2.09m (5'7" x 6'11")

With double glazed window to the side elevation, bath with shower attachments over and Triton electric Shower, fitted white gloss furnishing with wash basin and WC, tiled walls and floor, 2 tall storage units, dimplex wall heater and expelair extractor fan.



BEDROOM 2

3.56m x 3.32m (11'8" x 10'11")

With electric heater, fitted mirror fronted wardrobes, double glazed french doors to:-

CONSERVATORY

5.75m x 2.47m (18'11" x 8'1")

With new ceiling, pvc windows.

KITCHEN

2.86m x 2.93m (9'5" x 9'7")

With modern wall and base cupboards and worksurfaces, stainless steel sink unit, built in oven and hob, tall integrated fridge freezer unit, tiled walls, extractor fan, 2 double glazed windows, double glazed door to Conservatory.

GARDEN ROOM

4.56m x 2.49m (15'0" x 8'2")

With double glazed window, double glazed door, polycarbonate roof, door to:-

GARAGE FOR STORAGE

5.22m x 2.75m (17'1" x 9'0")

With light and power.

OUTSIDE

To the front is a gravelled garden with a rubber driveway.

The rear garden is low maintenance being gravelled and fenced.

TIMBER SHED



TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2022/23 - £1613.28



Floorplan



Total area: approx. 74.6 sq. metres (802.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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