Buy. Sell. Rent. Let.



Country Fair, Chapel Lane, Addelthorpe, PE24 4TG

3 2 1

Offers over £270,000

When it comes to property it must be lovelle







Offers over £270,000

3 2 1

Key Features

- Upgraded and Improved by the Present Owners
- Driveway and Garage
- Three Bedrooms
- Country Lane Position
- Shower Room & En-Suite to the Master
- Large Plot - 1/5 of an Acre
- EPC rating D
- Tenure: Freehold





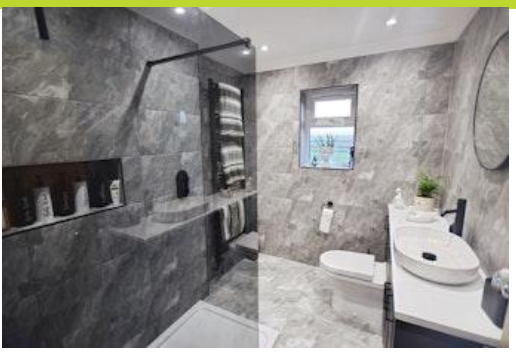














Wow! Fantastic, modernised, three double bedroom detached bungalow situated on a country lane! Spacious accommodation that has been upgraded and improved in the last year comprising; hallway, open plan lounge/kitchen/diner (all newly fitted, decorated and new flooring), master bedroom with en-suite, stylish family shower room (re-fitted last year) plus two further bedrooms. The property has oil central heating and new UPVC double glazing throughout. Great size plot measuring approximately 1/5 of an acre with driveway leading to detached single garage. Located in a small village with pub/restaurant, golf course and Church. This property enjoys a semi-rural position with countryside around but also less than 2 miles to the golden sandy beach. The village of Ingoldmells is less than a mile away with further shops, supermarkets, cafes, restaurants, doctors and amenities.

Hall

Entered via composite front door, tiled floor, two storage cupboards (one housing hot water tank), loft access (part boarded with light and drop down ladder), doors to;

Open Plan Lounge/Kitchen Diner

27'0" x 24'0" (8.2m x 7.3m)

(L-shaped, maximum dimensions). Wonderful open plan room with modern tiled floor, UPVC windows and French doors to the rear garden, radiator. Kitchen area fitted with base and wall cupboards, inset sink to work surfaces, water softener, integrated oven, integrated induction hob with extractor over, integrated washing machine, integrated dishwasher, space for American style fridge-freezer.

Shower Room

2.58m x 1.99m (8'6" x 6'6")

Stylish, re-fitted shower room with back to wall wc, wash hand basin inset to vanity, walk-in shower enclosure, ladder style radiator, tiled floor and walls, spotlights.

Bedroom One

11'11" x 9'10" (3.6m x 3m)

With UPVC window to the rear aspect, radiator, doorway to;

En-Suite

2.59m x 0.88m (8'6" x 2'11")

Fitted with shower cubicle, wash hand basin low level wc, radiator.

Bedroom Two

13'10" x 11'8" (4.2m x 3.6m)

UPVC window to the front aspect, radiator, fitted wardrobes.

Bedroom Three

11'0" x 8'3" (3.4m x 2.5m)

UPVC window to the front aspect, radiator.

Outside

The front garden is mainly laid to lawn with driveway to the side of the bungalow leading to detached single garage. The rear garden is laid to large decked seating area with inset feature lighting and lawn with

summerhouse with power, outside lighting and power points, all enclosed by fencing. Plot measures approximately 1/5 of an acre.

Garage

5.38m x 2.79m (17'8" x 9'2")

Detached garage with up and over door, personnel door, power and light.

Services

The property has mains water, sewerage and electricity and oil fired heating. 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

Located in a small village with pub/restaurant, golf course and Church. This property enjoys a semi-rural position with countryside around but also less than 2 miles to the golden sandy beach. The village of Ingoldmells is less than a mile away with further shops, supermarkets, cafes, restaurants, doctors and amenities.

Directions

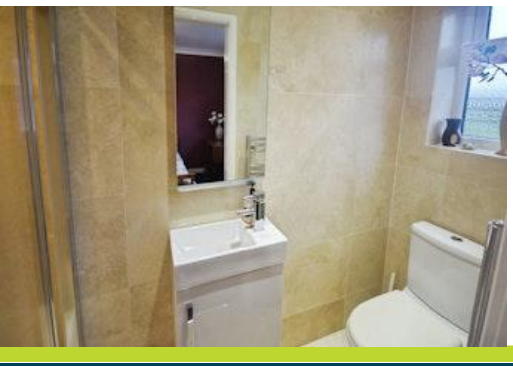
From Skegness take the A52 north going past Butlins and into Ingoldmells village. Turn left just before the Church onto High Street. Continue on this road and at the end turn left and then first left onto Chapel Lane. The property can be found shortly after on the right hand side marked by our for sale board.

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/XHB5YXBCzQvtTJJjX4VonJ/view

Material Information Data

Council Tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Oil-powered central heating is installed.
Heating features: Double glazing
Broadband: ADSL copper wire











Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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

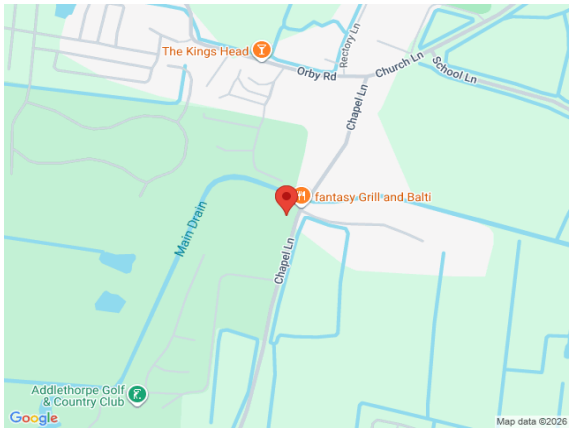
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.

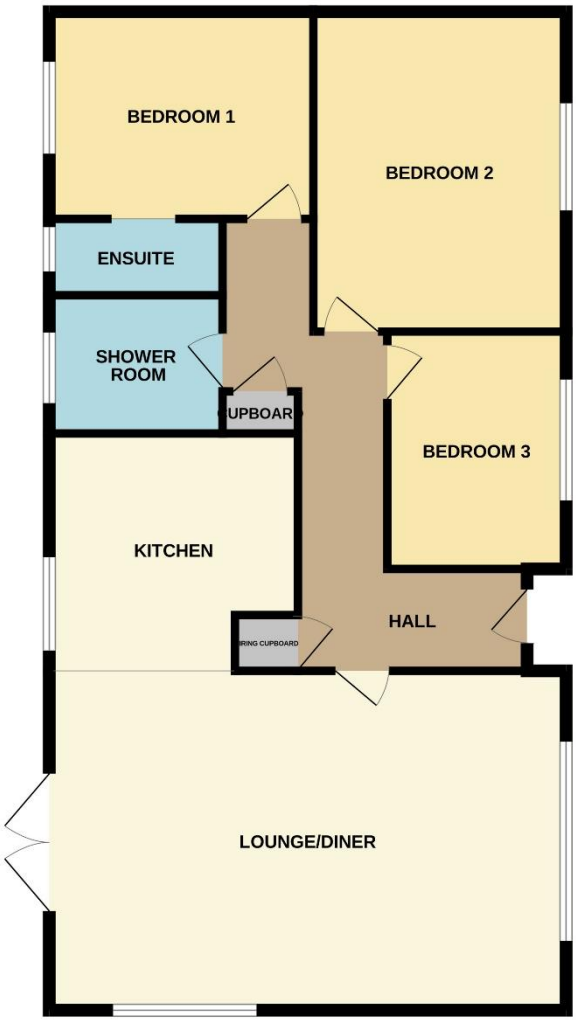
Anti Money Laundering Regulations

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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lovelle

01754 769769
skegness@lovelle.co.uk

The Property Ombudsman