



**DRAFT SALES PARTICULARS
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

6 Elizabeth Drive, Chapel St. Leonards

£170,000



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Willsons
— SINCE 1842 —

6 Elizabeth Drive,
Chapel St. Leonards, Skegness,
Lincolnshire, PE24 5RS

"AGENT'S COMMENTS"

Situated in a popular residential area of Chapel St Leonards, close to the local amenities, transport links and North Sea Observatory. This detached bungalow benefits from off road parking, garage, low maintenance rear garden, uPVC windows and doors, gas central heating and offered with no onward chain.

LOCATION

Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctor's surgery, range of shops including food stores with post office and a variety of eateries. It is situated approximately 7 miles north of the coastal resort of Skegness with regular bus services running. Skegness has a railway station, secondary schools both grammar and comprehensive, range of shops and supermarkets and a hospital, dentists, and leisure facilities including swimming pools, cinema and theatre.



Willsons
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front of Property

The frontage is predominantly laid to grass and bordered by hedging and a picket fence with a concrete driveway leading to the garage.

Porch

With electric wall mounted heater, tiled flooring, side glass panel and internal timber door with single glazed window leading to:

Hallway

With vinyl flooring and access to the loft space.

Lounge

13'11" x 11'11" (4.24m x 3.63m)

With recessed log burner in wooden surround fireplace, carpeted flooring and window to front of property.

Kitchen

10'1" x 6'7" (3.07m x 2.01m)

With a range of base and wall units, stainless steel 1.5 sink and drainer with mixer tap, space and plumbing for washing machine, space for oven, vinyl flooring and window and door to rear.

Bedroom One

9'11" x 11'8" (3.02m x 3.56m)

With carpeted flooring and window to front.

Bedroom Two

10'1" x 9'11" (3.07m x 3.02m)

With carpeted flooring and window to side.

Bathroom

With direct feed shower over triple shower tray, WC, sink, heated towel rail, extractor fan, part mermaid boarded walls, part tiled walls and vinyl flooring.

Garden

With concrete and slabbed areas, small grassed area, rear door to garage and fully fenced with gate to front of property.

Garage

24' x 9'5" (7.32m x 2.87m)

With timber double doors to the front and rear single door from the patio area.

Energy Performance Certificate

The property has an energy rating of 'F', The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: [PENDING]

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via LPG boiler.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

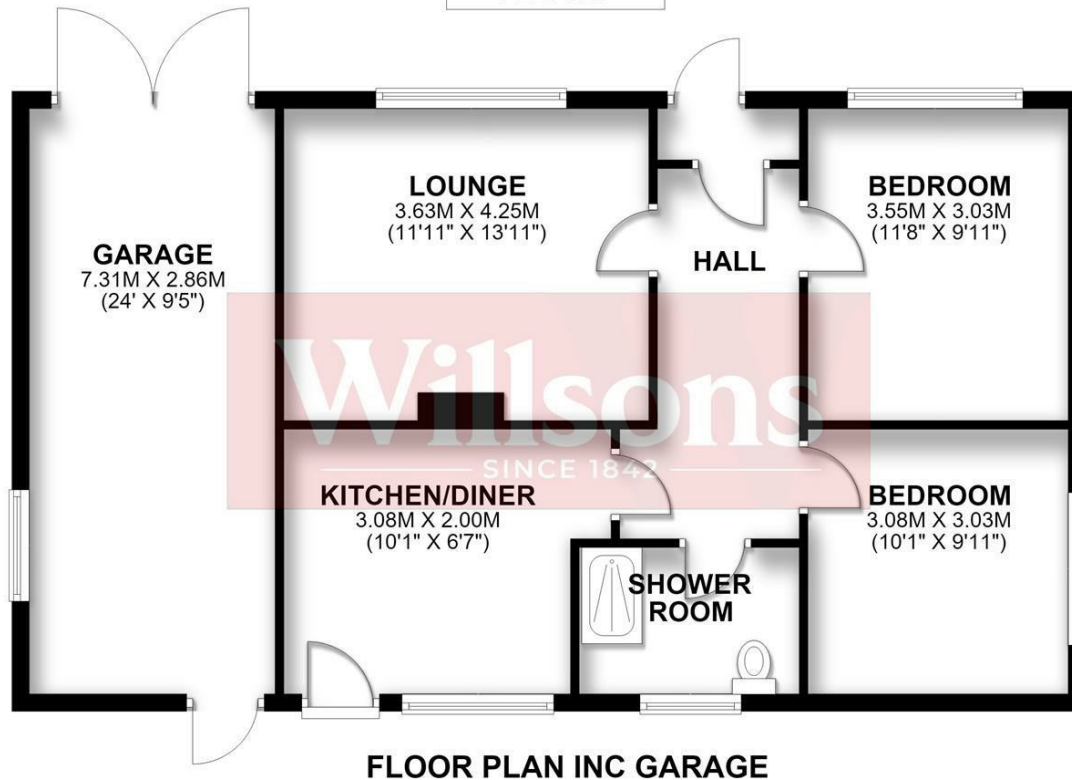
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///animal.multiples.incorrect



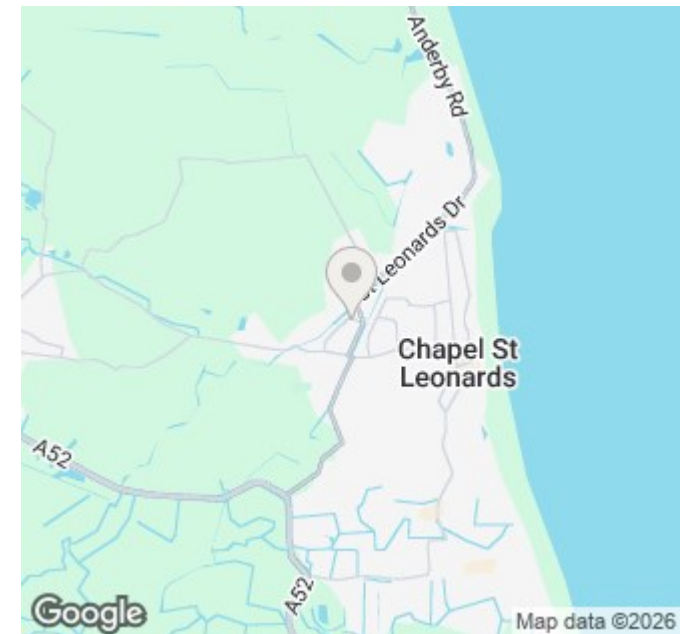
6 Elizabeth Drive
Chapel St Leonards
Skegness
PE24 5RS



TOTAL AREA: APPROX. 82.0 SQ. METRES (882.6 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

