

Buy. Sell. Rent. Let.



94 Sea Road, Chapel St Leonards, PE24 5RX



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2

£240,000

When it comes to
property it must be


lovelle



£240,000

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Key Features

- No Onward Chain
- Fabulous Views Over Waterway to Rear
- Lounge & Conservatory
- Detached Garage and Workshop

- Three Bedrooms
- Large Driveway
- EPC rating TBC
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Fabulous position overlooking waterway to the rear aspect! This lovely bungalow offers modern heating system (air source heat pump) and has solar panels so the home is energy efficient and you can sell your surplus electricity to the grid! The property enjoys; hallway, three bedrooms, modern wet room, good size lounge, conservatory and kitchen with UPVC double glazing. Lovely long driveway with space for numerous cars leading to the garage with attached workshop to the rear. Pleasant rear garden with beautiful position overlooking the waterway to the rear. Ideal to sit and enjoy the wildlife or even have your own private fishing stage. Chapel St. Leonards is a popular, well served coastal village!

Hall

Entered via UPVC side entrance door, with radiator, laminate flooring, doors to;

Bedroom One

12'6" x 10'2" (3.8m x 3.1m)

With UPVC window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two

9'10" x 9'8" (3m x 2.9m)

With UPVC window to the rear aspect, radiator.

Bedroom Three

8'0" x 6'8" (2.4m x 2m)

(Max dimensions). With UPVC window to the side aspect, radiator.

Wet Room

9'5" x 8'4" (2.9m x 2.5m)

With UPVC window to the side aspect, back to the wall WC, wash hand basin inset the vanity unit, mains fed shower over drain to tiled floor, water proof boarding to walls, cupboard housing hot water tank, wall mounted heater/air conditioning unit.

Lounge

19'5" x 9'10" (5.9m x 3m)

With vinyl flooring, two radiators, marble hearth with Adams style surround, door to kitchen and;

Conservatory

9'3" x 8'8" (2.8m x 2.6m)

With UPVC door to the front aspect, of brick and UPVC construction with laminate flooring, French doors to lounge.

Kitchen

11'10" x 9'5" (3.6m x 2.9m)

With UPVC bow window to the front aspect, tiled floor, wall mounted heater/air conditioning unit, fitted with a range of base and wall cupboards with worktops over, 1 & 1/2 bowl stainless steel sink, integrated electric double oven, Electriq tumble dryer, Bosch washing machine, Indesit dishwasher.

Outside

The front garden is laid to lawn with a large block paved drive leading to the garage. Gated access to the side opens to the rear garden laid to lawn with timber decking overlooking the waterway and steps down to the fishing stage (requires replacement).

Detached Garage

19'5" x 10'3" (5.9m x 3.1m)

With up and over door, UPVC window, power and light, door to;

Workshop

10'3" x 7'10" (3.1m x 2.4m)

With UPVC window to the rear aspect, UPVC door to the rear garden, electric storage heater, power and light.

Services

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 enjoy 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 going through Ingoldmells. Take the second turning to Chapel St Leonards onto Skegness Road. At the end of the road turn left onto Sea Road and the property can be found on the right hand side marked by our for sale board.

Material Information Link

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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/VrBy9zYXpQUm3hk1kvzoNG/view>

Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: TBC

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway, Off Street, and Garage
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

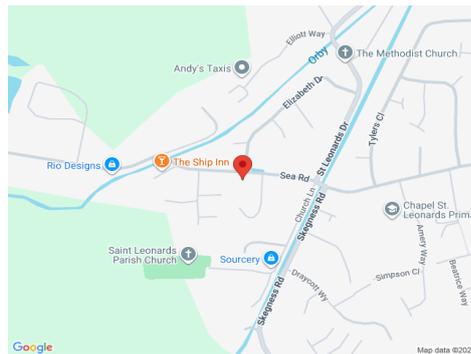
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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