



 **NEWTON**
FALLOWELL

The Hollies Gatum Lane, Chapel St. Leonards, PE24 5TN

£280,000

The Hollies Gatrum Lane

Chapel St. Leonards, Skegness

NO CHAIN. A spacious 3 Bedroom detached bungalow situated in the popular seaside village of Chapel St Leonards convenient for local amenities and the beach. The accommodation comprises Entrance Hall, 18' Lounge, 13' Kitchen with Aga, Utility Porch, 3 double Bedrooms and a Bathroom. The property stands on a good sized plot with lawned front and rear gardens and a large Garage/Workshop. EPC Rating D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Entrance is on the front elevation via an open Porch with pvc door to the:-

ENTRANCE HALL

With 2 radiators, access to roof space with pull down ladder and light, airing cupboard housing the hot water cylinder.

KITCHEN

13' 11" x 13' 1" (4.24m x 3.99m)

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, feature brick inglenook housing an Aga, radiator, Wallstar oil fired central heating boiler, pvc windows to the front and side elevations.

UTILITY ROOM

10' 11" x 5' 7" (3.33m x 1.69m)

With pvc window and door to the rear elevation, radiator, plumbing for washing machine, tiled floor, built in cupboard.

LOUNGE

18' 5" x 13' 1" (5.62m x 3.99m)

With pvc windows to the front and side elevations, 2 radiators, open fireplace.

BEDROOM 1

14' 5" x 13' 11" (4.40m x 4.23m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

12' 2" x 11' 8" (3.70m x 3.56m)

With pvc window to the front elevation, radiator.



BEDROOM 3

12' 3" x 11' 7" (3.74m x 3.52m)

With pvc window to the front elevation, radiator.

BATHROOM

9' 9" x 9' 5" (2.98m x 2.87m)

With panelled bath, pedestal hand basin, W.C, radiator, opaque pvc window to the rear elevation.

OUTSIDE

The gardens are predominantly lawned with inset trees and shrubs. A driveway providing ample parking leads to the:-

GARAGE / WORKSHOP

With electric roller shutter door, light and power connected, door to the side elevation. Adjacent to the Garage is a lean-to-store and oil tank.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. 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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band D - 2025/26 - £2,224.97





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ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor

Approx. 111.2 sq. metres (1196.7 sq. feet)





Newton Fallowell Estate Agents

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