



5, St. Leonards Drive, Chapel St Leonards

£220,000



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Willsons
— SINCE 1842 —

5, St. Leonards Drive,
Chapel St. Leonards, Skegness,
Lincolnshire, PE24 5RP

"AGENT'S COMMENTS"

A sizable semi-detached property having undergone a scheme of modernisation, making it an ideal layout for family living. Situated in Chapel St Leonards within easy reach of the village school, beach and other local amenities. The property benefits from uPVC windows and doors throughout, off road parking, large kitchen/breakfast room, two reception rooms and enclosed rear garden.

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.



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<https://www.willsons-property.co.uk>

Front Of Property

With concrete parking area bordered by lawn and wooden fencing. A concrete path leads to the side of the property.

Entrance Hallway

With tiled flooring leading to the kitchen/breakfast room

Shower Room

8'3" x 4'1" (2.51m x 1.24m)

With direct feed shower over low level shower tray, combined sink & WC vanity unit, fully tiled walls, heated towel rail, extractor fan, tiled flooring and window to side of the property.

Kitchen/Breakfast Room

15'3" x 14'8" (4.65m x 4.47m)

With a range of base and wall units, tiled splashbacks, stainless steel sink and mixer taps, electric double oven, induction hob, space for fridge freezer, integrated dishwasher and washing machine, extractor hood, breakfast bar, LVT flooring, window and door to the rear of property. Understairs cupboard housing tumble dryer.

Lounge

15'9" x 8'8" (4.80m x 2.64m)

With carpeted flooring and window to front of property.

Dining Room

12' x 11'11" (3.66m x 3.63m)

With wooden flooring and window to front of property.

Landing

Galleried landing with carpeted flooring, airing cupboard and window to side of the property.

Bedroom One

12'1 x 11'11" (3.68m x 3.63m)

With carpeted flooring and window to front of property.

Bedroom Two

11'11" x 8'11" (3.63m x 2.72m)

With carpeted flooring and window to front of property.

Bedroom Three

9'2" x 8'5" (2.79m x 2.57m)

With carpeted flooring and window to rear of property.

Bathroom

9' x 5'10" (2.74m x 1.78m)

Recently modernised, the bathroom features a bath, vanity unit with WC and sink, vinyl floor, mermaid boarded walls and window to rear.

Rear Garden

With slabbed patio area having a shed/workshop with electrics, lawn laid to grass, further raised slabbed area with hot tub, bordered with wooden fencing and mature hedging.

Planning

Previous planning approved for extension to rear. Planning application reference: N/031/02127/17

A copy of the planning permission and plans can be obtained by visiting the East Lindsey District Council website www.e-lindsey.gov.uk/applications

Services

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

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0835-2127-6400-0230-8226.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

What 3 Words

///redefined.thickened.eagle

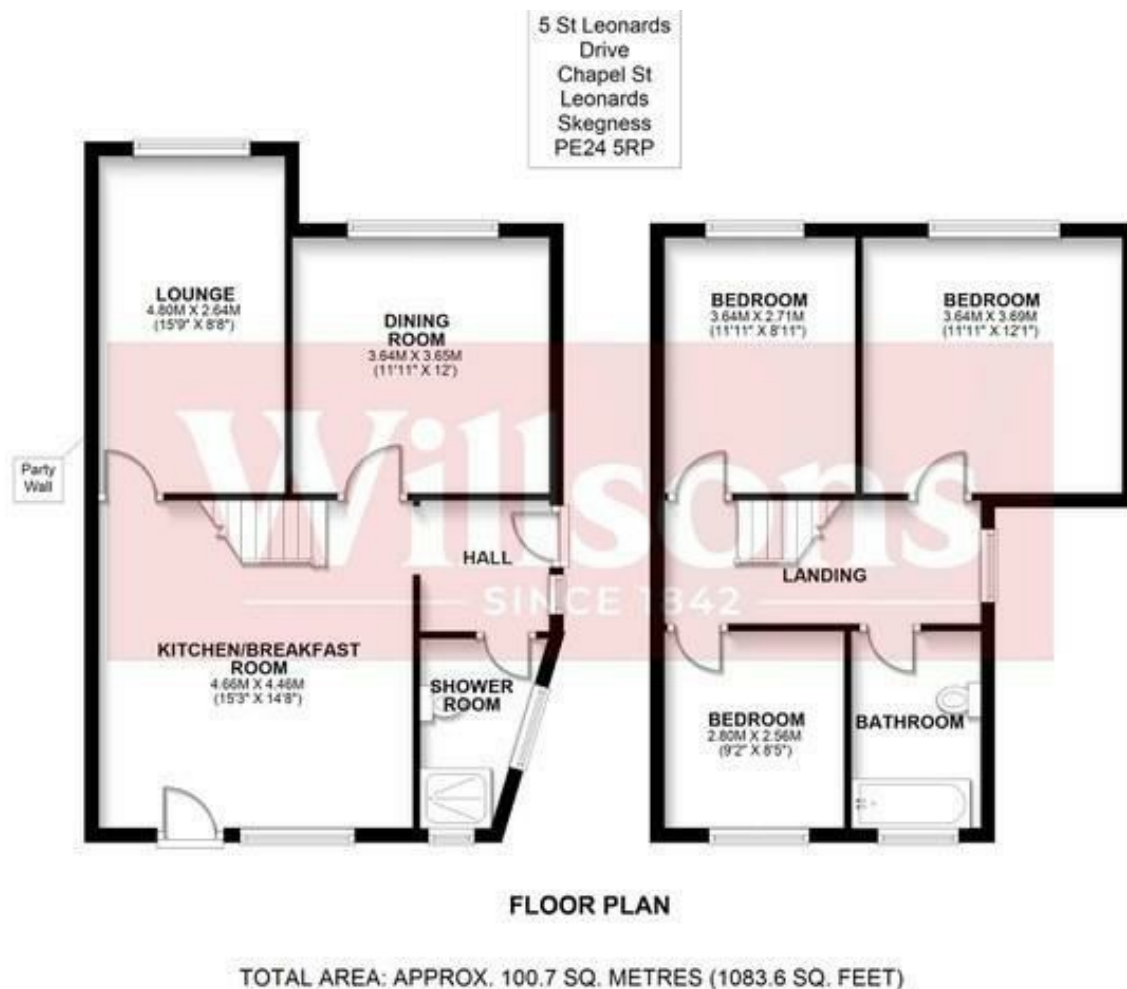
Local Authority

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

Viewing

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





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.



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