



**Elliott Way, Chapel St. Leonards Skegness PE24 5FH**

**welcome to**

**Elliott Way, Chapel St. Leonards Skegness**

A spacious 4 bedroom detached dormer bungalow in a quiet Chapel St Leonard's cul-de-sac, featuring flexible living space, extended kitchen/diner, utility, ample parking, garage, and stunning open field views to the rear.

Viewing by appointment only.



### **Entrance**

Entrance door leads into the hallway which has stairs leading to the first floor and doors leading into the following rooms:

### **Lounge**

16' 5" x 10' 4" ( 5.00m x 3.15m )

A neutral and bright lounge with radiator and French doors leading out to the rear garden.

### **Bedroom 4/ Study**

12' 8" x 10' 3" ( 3.86m x 3.12m )

A versatile double bedroom which is currently used as a study but could be used as bedroom 4. With radiator, window and storage cupboard.

### **Bedroom 3**

12' 8" x 10' 3" ( 3.86m x 3.12m )

Double bedroom with window and radiator.

### **Wet Room**

Wet room with sink, WC, towel radiator and an opaque window.

### **Utility Room**

6' 5" x 3' 11" ( 1.96m x 1.19m )

With cupboard, drawer and space and plumbing for a washing machine with worktop space over, shelving and opaque window.

### **Kitchen Diner**

19' 4" x 10' 10" ( 5.89m x 3.30m )

Comprising of modern white gloss wall, base and drawer units with worktop space over, tiled splashbacks, integrated oven, grill, hob, extractor hood, stainless steel sink and drainer, mixer tap, space for a fridge/freezer and dishwasher, windows to side and rear elevations and door leading to rear garden. Ample space for a dining table and chairs.

### **Landing**

Loft hatch access, sky light, storage cupboard and doors leading into the following rooms:

### **Bedroom 1**

13' x 13' ( 3.96m x 3.96m )

A good sized double bedroom with window and radiator.

### **Bedroom 2**

12' 11" x 9' 11" ( 3.94m x 3.02m )

Double bedroom with window and radiator.

### **Bathroom**

Modern and neutral throughout with bath, corner shower cubicle, WC, sink and skylight, modern tiles, mirror and radiator.

### **External**

Externally the property benefits from ample parking to the front of the property via a private driveway which extends down the side leading to the garage.

The rear garden offers lawned and patio space with plant and shrub borders, oil tank and extensive field views.

### **Garage**

17' 8" x 9' 10" ( 5.38m x 3.00m )

has an electric up and over door, PVC opaque door to the rear.

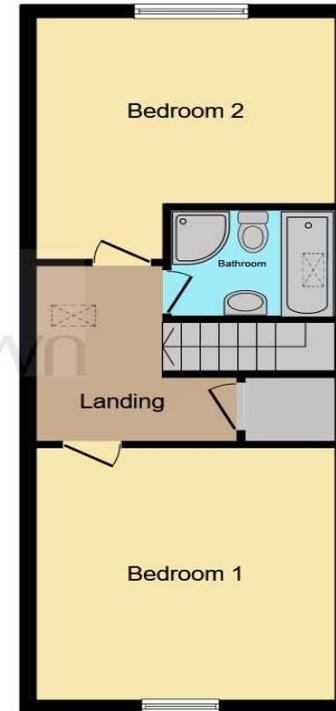


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Elliott Way, Chapel St. Leonards Skegness**

- Detached 4 bedroom dormer bungalow
- Quiet cul-de-sac location in Chapel St Leonard's
- Extended modern kitchen/dining area
- Versatile ground floor bedroom/office/playroom
- Utility room, wet room & first-floor family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SKG109935 - 0009

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