



 **NEWTON**
FALLOWELL

14 Elizabeth Drive, Chapel St. Leonards – PE24 5RS
£185,000

14 Elizabeth Drive

Chapel St. Leonards, Skegness

NO CHAIN. A two bedroom detached bungalow occupying a pleasant corner plot with lawned gardens, drive and garage. The accommodation comprises Entrance Hall, Lounge, Kitchen, Conservatory, 2 double Bedrooms and a Shower Room. The bungalow is conveniently located on the edge of this popular coastal village. EPC Rating E

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

Entrance is on the front elevation via a pvc door with side screen opening to the:-

HALLWAY

With a range of built in mirror fronted cupboards, radiator, access to roof space.

KITCHEN

12' 0" x 8' 3" (3.65m x 2.51m)

Fitted with base and wall units, worksurfaces with tiled splashbacks, built under oven, inset sink unit, lpg gas hob, window overlooking and door opening to the:-

CONSERVATORY

On a low brick wall with pvc windows and opaque polycarbonate roof, pvc door to the side elevation.

LIVING ROOM

18' 2" x 10' 11" (5.54m x 3.33m)

With pvc window to the front elevation, 2 radiators, decorative fireplace surround with inset electric fire, pvc window to the rear overlooking the Conservatory.

BEDROOM 1

11' 11" x 11' 5" (3.64m x 3.47m)

With pvc window to the front elevation, radiator.

BEDROOM 2

10' 1" x 9' 8" (3.07m x 2.94m)

With pvc bay window to the rear elevation, radiator, built in sliding doored wardrobes to one wall.

BATHROOM

7' 5" x 6' 11" (2.26m x 2.11m)

With large step in shower enclosure with grab rails and Mira electric shower, pedestal hand basin, W.C, tiled walls, built in cupboard, opaque pvc window to the side elevation.



OUTSIDE

Occupying a lovely corner plot and bordered by a low decorative brick wall with wrought iron vehicle gates opening onto a concrete driveway. There are lawned gardens to the front and side elevations.

GARAGE

With electric roller shutter door, light and power, pvc window to the side elevation. A gated path leads around to the rear garden which includes a lawned area with shrub beds, gravelled borders and a paved seating area.

TENURE

Freehold.

SERVICES

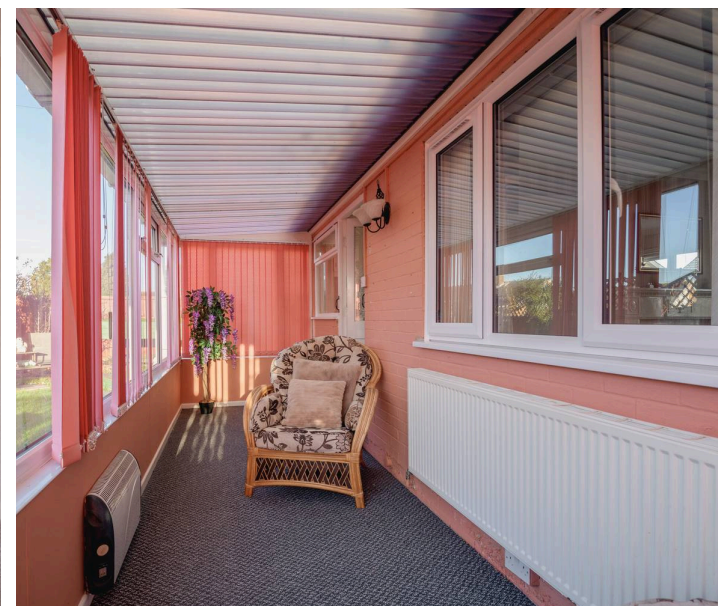
The property has mains electricity, water and drainage connected. Heating is via an oil fired central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B - 2025/26 - £1730.53





ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

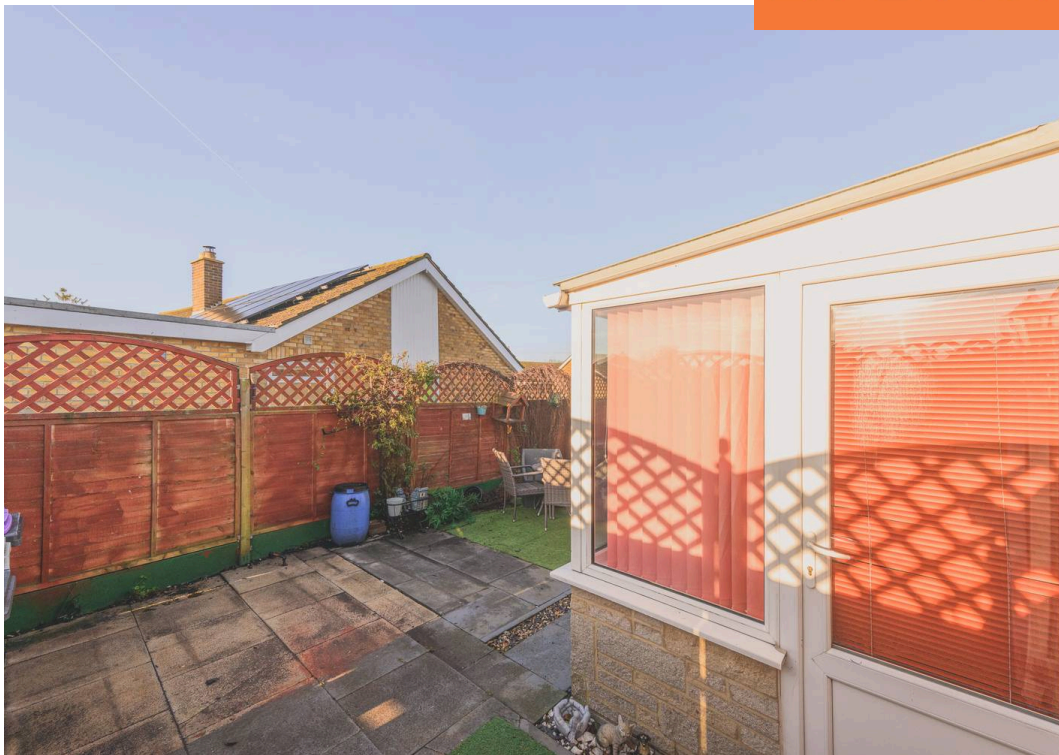
AGENTS NOTES

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.





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Ground Floor

Approx. 94.8 sq. metres (1020.2 sq. feet)





Newton Fallowell Estate Agents

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