

Buy. Sell. Rent. Let.



11 Swallow Close, Chapel St Leonards, PE24 5RW



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2

£170,000

When it comes to  
property it must be

  
**lovelle**



£170,000



### Key Features

- Detached Bungalow
- Carport and Storage Garage
- Potential for Bedroom Three
- Lounge and Dining/Kitchen

- No Onward Chain
- EPC rating E
- Tenure: Freehold





NO ONWARD CHAIN!! Detached Two-Bedroom Bungalow with Potential Third Bedroom. This spacious detached bungalow offers versatile accommodation and in the agents opinion the option to create a third bedroom if desired. Accommodation comprises; entrance car port with plumbing for utilities, storage garage, kitchen/diner, lounge, shower room, two double bedrooms, Outside there is an enclosed rear garden and driveway with space for several vehicles. Located in the popular sea side village of Chapel St Leonards which is 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 enjoys 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).

### Entrance Porch/Garage Store

2.39m x 2.4m (7'10" x 7'11")

Entered via a wooden front door (formally a garage with three UPVC windows to the side aspect, door to the rear storage area, plumbing for washing machine, door to the rear garden door to;

### Kitchen/Diner

2.98m x 2.4m (9'10" x 7'11")

Fitted with a range of base and wall cupboards, with worktops over, inset porcelain sink, space for dishwasher, space for oven, extractor over, radiator, boiler, UPVC window to the front aspect,

### Lounge

5.03m x 3.4m (16'6" x 11'2")

With UPVC floating bay window to the front aspect, UPVC window to the side aspect, radiator.

### Shower Room

2.17m x 2.36m (7'1" x 7'8")

With UPVC window to the side aspect, large shower cubicle with electric shower, pedestal sink, low level WC, radiator, storage/airing cupboard.

### Bedroom One

3.35m x 3.03m (11'0" x 9'11")

With UPVC doors to the side aspect, UPVC window to the rear aspect, radiator, arched opening into;

### Dressing Area

2.39m x 2.4m (7'10" x 7'11")

With UPVC window to the side aspect.(potential third bedroom)

### Bedroom Two

3.3m x 3.02m (10'10" x 9'11")

With UPVC window to the rear aspect.

## Outside

To the front the garden is laid paving with a low level wall with metal gates a concrete driveway leads to the Porch/Car port metal. The rear garden is enclosed by fencing with side access.

## 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 enjoys 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 our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Skegness road (second turning signposted for Chapel St. Leonards). At the end of the road turn left onto Sea Road and then immediately right onto St Leonards Drive, follow the the road and the turning for Swallow Close will be found on the left hand side.

## Material Information Link

All information is provided withAll information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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

## Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating features: Oil Central Heating

Broadband: Not Known





Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Driveway and Garage  
Building safety issues: Not Known  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: Not Known  
Public right of way: Not Known  
Long-term area flood risk: Yes  
Historical flooding: Not Known  
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

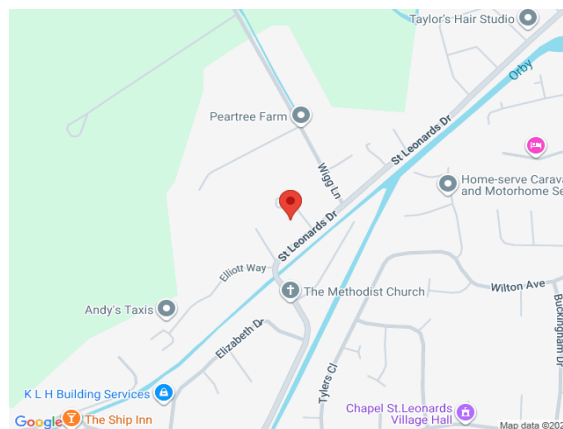
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Notes

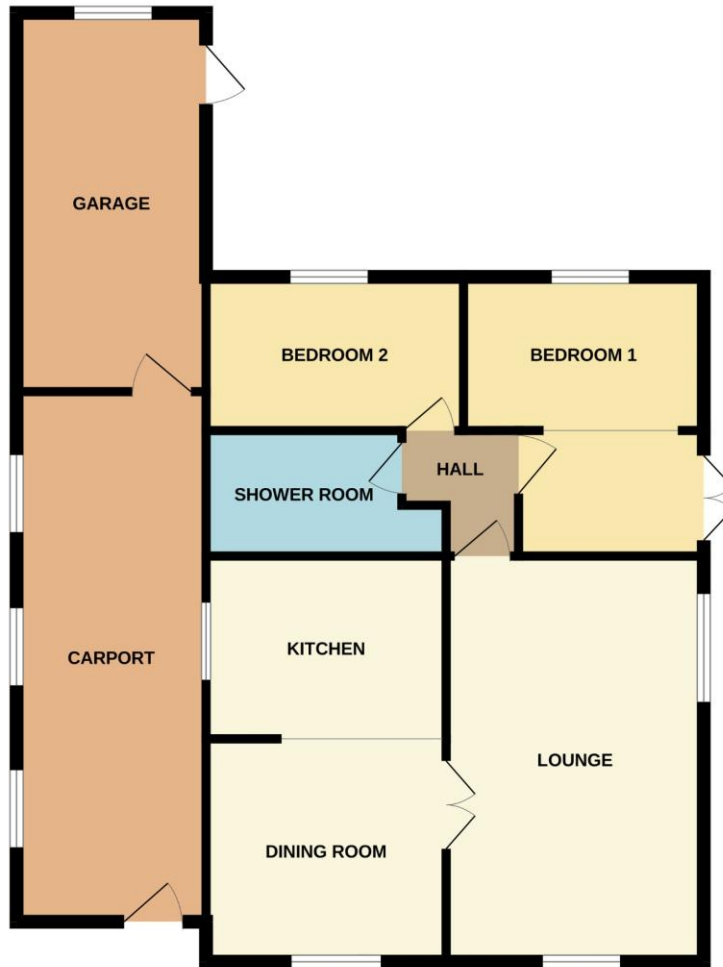
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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

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



When it comes to **property**  
it must be

  
**lovelle**

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