CHOICE PROPERTIES
Estate Agents

23 Ancaster Avenue, Skegness, PE24 5SL

Price £179,950

Choice Properties are pleased to offer for sale this most spacious two bedroom detached bungalow, situated in the ever sought-after seaside village of Chapel St. Leonards. Offered with no onward chain, the property boasts a generously proportioned rear garden, off road parking and garage, and so early viewing is advised.

The generously proportioned accommodation benefits from an oil fired central heating system and mains drainage and comprises:-

Entrance Hall
6'09" x 4'09"
Front uPVC door leading into the entrance hall with a fitted double storage cupboard housing the wall mounted consumer unit.

Reception Room
11'09" x 14'03"
Light and airy reception room benefiting from a lay angled bay window to front aspect and fitted with an electric wall mounted feature fireplace, TV aerial and telephone point.

Lobby
4'01" x 6'08"
With access to the loft and doors to:

Bedroom 1
11'09" x 11'09"
Spacious double bedroom with a TV aerial.

Bedroom 2
10'09" x 8'06"
Double bedroom with a TV aerial.

Shower Room
5'04" x 6'08"
Currently fitted in a wet room design with a mains fed double shower head, hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls, an extractor fan and a heated towel rail.

Kitchen/Dining Room
10'10" x 15'08"
Fitted with a range of accessibility friendly wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring hob, integrated oven, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a freestanding under-counter fridge and freezer, two spice rack pull out cupboards, ample space for a dining table and the kit he also features a double storage cupboard housing the floor standing oil fired 'Worcester' boiler.

Sun Room
6'10" x 13'10"
Featuring a solid roof, triple aspect windows, a uPVC door to the garden, a TV aerial and radiator.

Driveway
Providing off road parking.

Garage
Detached garage with an up and over door and side pedestrian door.

Garden
The property is fronted by a low levelled bricked wall enclosing a manageable garden area an ramped access to the front uPVC door of the property.

To the rear of the property you will find a privately enclosed garden, mostly laid to lawn with timber fencing and bricked walls to the boundaries. The rear garden additionally benefits from a paved patio seating area, an array of well established trees and shrubs and you will also find the oil tank located in the rear garden.

Tenure
Freehold.

Viewing arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

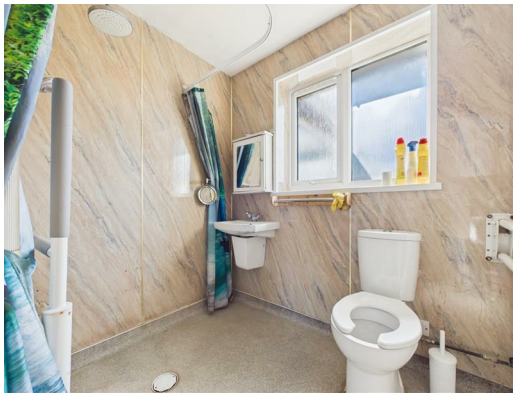
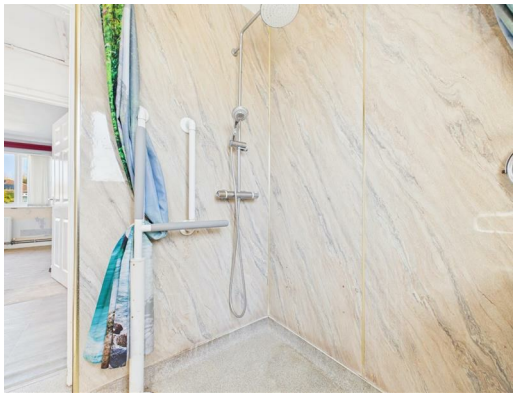
Opening hours
Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 3.00pm

Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Approximate total area(1)

788 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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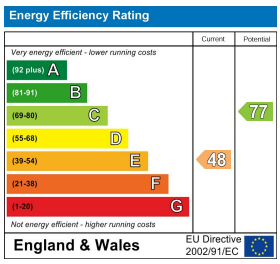
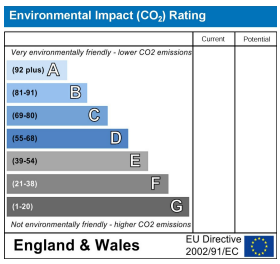
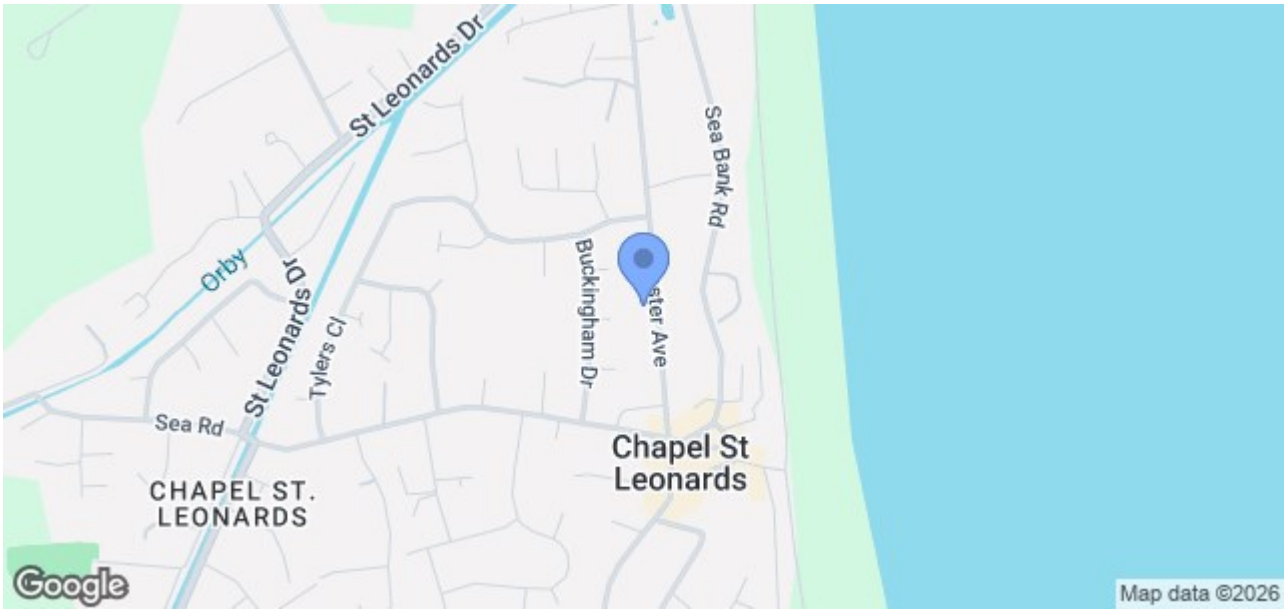
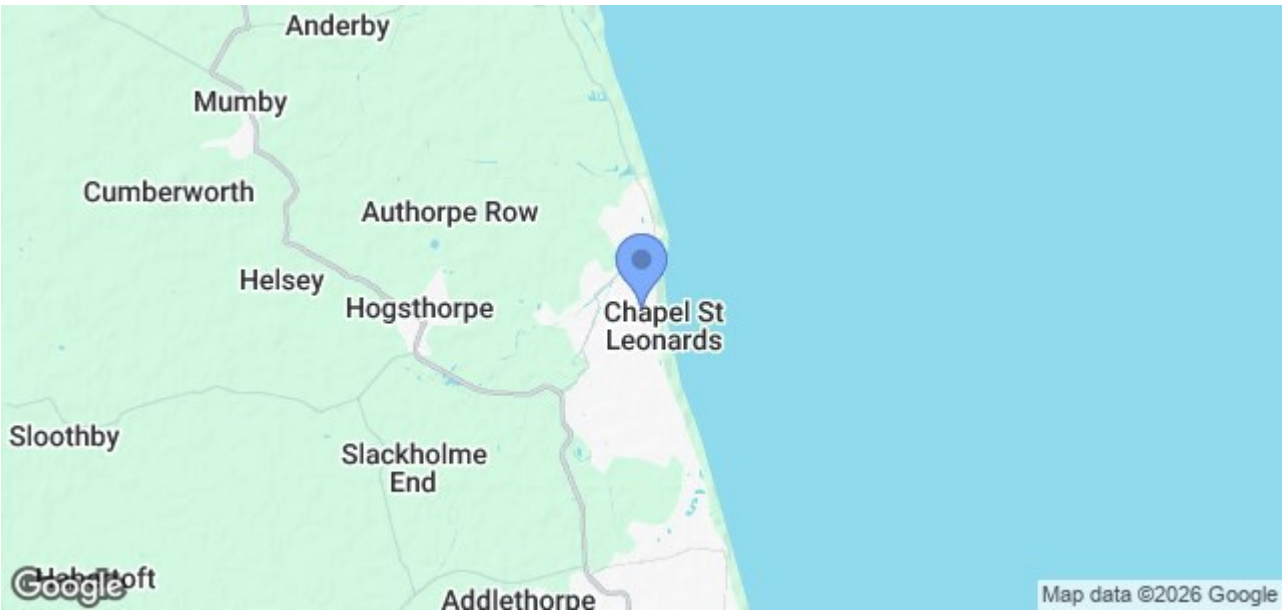
Directions

Use postcode PE24 5SL for directions to the property. As you come along Sea Road towards The Pullover and Sea Front at Chapel St. Leonards, take a left onto Ancaster Avenue. Number 23 can be found a short way along on your left hand side.