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43 Sea Road, Chapel St Leonards, PE24 5SA



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2

£280,000

When it comes to
property it must be


lovelle



£280,000



Key Features

- Immaculate, Upgraded Bungalow
- Within 1/4 of a Mile of the Shops & Beach!
- Two Resin Driveways & Garage - Ideal for Parking Numerous/Larger Vehicles
- Enclosed, Not Over-Looked Plot
- Re-Fitted Modern Four Piece Bathroom
- Open Plan Lounge/Dining/Kitchen
- EPC rating D
- Tenure: Freehold





This immaculately presented bungalow offers a blend of contemporary finishes and practical design, creating a comfortable and inviting home within the appealing coastal village setting of Chapel St Leonards. The property stands within an enclosed, not over-looked plot, providing an excellent degree of privacy. The bungalow has been extensively upgraded and features a re-fitted modern four-piece bathroom, offering a high-quality finish and a sense of luxury for its residents. Accommodation is arranged to provide an open plan lounge, dining, and kitchen area, forming a sociable and spacious heart of the home. This layout promotes a seamless flow for both daily living and entertaining. A conservatory extends the living space, enjoying views of the private garden and enhancing the connection between indoors and outdoors. Double bedroom to the rear benefits from French doors leading onto a sun room, creating a light and tranquil retreat, with patio doors onto the rear garden. In addition, there are two further double bedrooms, providing ample accommodation for family members or guests. Having re-fitted triple glazing and oil central heating ensures comfort and energy efficiency throughout the year. Externally, the property features two resin driveways and a garage, offering extensive parking suitable for numerous or larger vehicles. The secure and enclosed garden space is ideal for relaxation and outdoor activities, further enhancing the appeal of the home. The property's modern upgrades, together with its thoughtful layout and secure plot, create a balanced offering of style and practicality. Chapel St Leonards is situated on the picturesque Lincolnshire coast and is well regarded for its blend of relaxed village living and easy access to local amenities. The property is located within a quarter of a mile of both the shops and the beach, placing essential services and leisure opportunities within convenient reach. With a friendly local community and attractive surroundings, the area supports both a peaceful lifestyle and ready access to the coast's notable attractions. Transport links and wider facilities of the region are also easily accessible from this central village location.

Hallway

Entered via open storm porch through UPVC door with wood effect flooring, coving, radiator, handy storage cupboard, doors to

Bathroom

Recently re-fitted (2026) with modern suite comprising; freestanding bath, separate shower enclosure, wash hand basin inset to vanity unit, low level wc, 1/2 tiled walls, ladder style radiator, loft access (part boarded with light), UPVC window to the rear, wood effect flooring.

Bedroom One

3.78m x 3.02m (12'5" x 9'11")

With walk-in square bay UPVC window to the front aspect, further UPVC window to the side aspect, radiator, coving.

Bedroom Two

3.18m x 2.72m (10'5" x 8'11")

With UPVC window to the side aspect, wood effect flooring, radiator, French doors to;

Sun Room

3.1m x 2.26m (10'2" x 7'5")

With radiator, tiled floor, UPVC windows and French doors to the rear garden. A Lovely extension of the bedroom, great place to enjoy a morning coffee!

Bedroom Three

3.33m x 2.13m (10'11" x 7'0")

With UPVC window to the side aspect, radiator.

Open Plan Lounge/dining/kitchen

8.15m x 3.76m (26'8" x 12'4")

(Max dimensions). With UPVC window to the side aspect and UPVC square bay to the lounge area to the front. The kitchen area comprises; UPVC French doors to the driveway, fitted base and wall units, work surfaces with breakfast bar, integrated eye level electric oven (new 2023), integrated electric hob with extractor over, under unit fridge, sink unit with mixer tap, spotlights, door to the conservatory and;

Utility Room

2m x 1.35m (6'7" x 4'5")

With fitted worksurface and space for washing machine and tall fridge-freezer, dishwasher included in the sale. UPVC windows to the side and rear aspects.

Conservatory

3.96m x 3.9m (13'0" x 12'10")

(L-shaped, max dimensions). Of brick and UPVC construction with insulated roof, wood effect flooring, radiator, UPVC French doors to the rear garden.

Outside

To the front is an enclosed garden laid to lawn with shrub borders. Double wrought iron gates open to long resin driveway providing parking for at least two cars. Gated access opens to the south facing enclosed rear garden with lawn, paved patio area, decked seating area, veg patch, greenhouse, flowers and shrubs, exterior lighting, cold water tap, oil tank. Attached brick store houses the combi oil central heating boiler. Hand gate from the rear garden opens to the second driveway, also laid to attractive, modern resin (accessed off Double wrought iron gates from Fairfield Avenue) and leads to the single garage.

Garage

5.41m x 2.72m (17'8" x 8'11")

With up and over door, UPVC window to the side aspect, power and light.

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 Skegness on the A52 take the second turning into Chapel St Leonards onto Skegness Road. At the end of the road turn right onto Sea Road and the property can be found on the right hand side on the corner of Fairfield Avenue.





Services

The property has oil central heating, mains water, drains and electricity. We have not tested any heating systems, fixtures, appliances or 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.

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.lovell.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.

Agent's 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 Processes

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.

Material Information Link

All 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 expert. Title register restrictions (LL89935): The owner must put up and keep in good repair a strong wooden or iron fence on the south, west, and part of the east boundaries of the land. The owner must not build any part of a house closer than 12 feet to Fairfield Avenue or 30 feet to Sea Road. This is known as a 'building line' and is intended to keep the street looking uniform. The owner is not allowed to build any wooden buildings to be used as a home on the land.

Material Information

Tenure: Freehold

Council tax band: C

EPC rating: D

Detached bungalow, standard brick and block construction

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Via hatch in bathroom ceiling

Outside areas: Front garden and Rear garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone ok, Three good, EE great

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Not a listed building

Not in a conservation area

No tree preservation order

Long-term flood risk: yes – River and sea flooding risk: High; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

No specialist issues recorded

Onward chain: yes

<https://moverly.com/sale/2w5RPr3Q4NVJBVETnJ8rZH/view>

GROUND FLOOR



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


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