



**Draycott Way, Chapel St. Leonards Skegness PE24 5WG**

**welcome to**

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

Modern 2 Bedroom Mid Terrace property located in Chapel St Leonards built at the end of 2022. This property offers Lounge, Kitchen with integrated appliances including washer/dryer, dishwasher, fridge/freezer, oven, hob & hood, Downstairs Wc & Shower Room. Rear enclosed garden and off street parking

### **Entrance**

Entrance door leads into the lounge:

### **Lounge**

13' 4" x 13' 1" ( 4.06m x 3.99m )

Has a double-glazed window to the front elevation, stairs leading to the first floor, two radiators and under stairs storage cupboard. A door leads into:

### **Kitchen/ Diner**

13' 2" x 13' 5" ( 4.01m x 4.09m )

Comprising of modern wall, base and drawer units with worktop space over, integrated oven, hob, extractor, fridge/freezer, dishwasher & washer dryer, radiator, double glazed window to the rear elevation and doors leading to the rear garden. There is ample space for a dining table and door into:

### **Downstairs Wc**

Has a WC, hand wash basin and radiator.

### **Landing**

Has loft hatch access and doors leading into the following rooms:

### **Bedroom 1**

13' 4" x 10' 5" ( 4.06m x 3.17m )

Has two double glazed windows, radiator and cupboard housing the heating system.

### **Bedroom 2**

10' 5" x 13' 4" ( 3.17m x 4.06m )

Has two double glazed windows and a radiator.

### **Shower Room**

Has a walk in shower, hand wash basin, WC and radiator.

### **External**

Externally the property benefits from off street parking to the front. The rear is mainly laid to lawn with a patio area and securely fenced with gate access.

### **Local Area**

Draycott Way is ideally located within the popular seaside village of Chapel St Leonards, a well-loved coastal destination known for its sandy beaches and friendly community atmosphere. The village offers a range of local amenities including shops, supermarkets, cafés, pubs, and restaurants, as well as schools and healthcare facilities.

The nearby seafront provides beautiful coastal walks and easy access to the beach, while the larger town of Skegness is just a short drive away, offering a wider range of shopping, leisure facilities, and transport links.

This location is perfect for those looking to enjoy a relaxed coastal lifestyle while still having everyday conveniences close at hand.





***view this property online*** [williamhbrown.co.uk/Property/SKG110293](http://williamhbrown.co.uk/Property/SKG110293)



welcome to

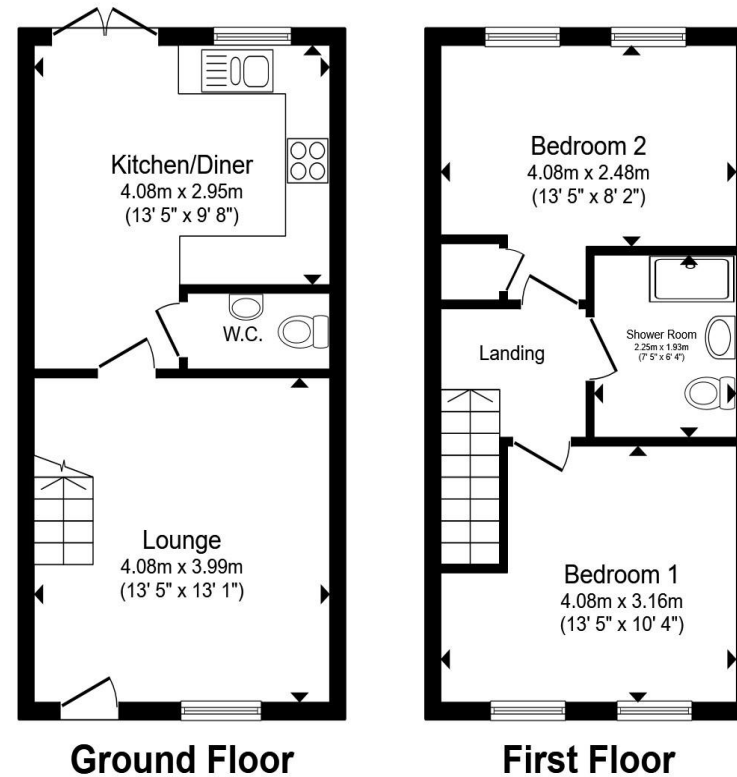
## Draycott Way, Chapel St. Leonards Skegness

- Modern 2 bed Mid Terrace House
- Kitchen with integrated appliances
- Fully enclosed rear garden with patio & gate access
- Driveway
- Located close to local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £160,000



Total floor area 64.7 m<sup>2</sup> (697 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/SKG110293](http://williamhbrown.co.uk/Property/SKG110293)



Property Ref:  
SKG110293 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)