

Buy. Sell. Rent. Let.



20 Acacia Avenue, Chapel St Leonards, PE24 5RE



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£235,000

When it comes to
property it must be


lovelle



£235,000



Key Features

- NO ONWARD CHAIN
- Parking for Several Cars and Single Garage
- Triple Glazing Throughout
- Owner Owned Solar Panels - Reduce Your Energy Costs & Sell Your Surplus Back to the Grid
- Close to the Beach
- Low Maintenance Enclosed Garden
- Viewing Highly Recommended
- EPC rating C
- Tenure: Freehold





Situated in the pleasant, quiet cul-de-sac of Acacia Avenue, Chapel St Leonards, this detached bungalow is just 600 metres to the beach! This beautifully presented three double bedroom bungalow offers immaculate, move-in-ready accommodation finished to an exceptional standard throughout. The property has been carefully maintained and provides pristine, light-filled living spaces, creating a welcoming and comfortable home ideal for a peaceful coastal retreat. The accommodation includes a stylish, re-fitted modern kitchen, a contemporary shower room, and three well-proportioned double bedrooms, all presented to a high standard. Further benefits include triple glazing throughout, enhancing energy efficiency and comfort, along with fully owner owned solar panels generating approximately £500 per year in Feed-in Tariff payments (selling your surplus energy back to the grid). The central heating system is modern and all new radiators were fitted in 2022 and the Viessman LP Gas combi boiler was fitted in 2021 also benefits from a 10 year warranty. Externally, the property features a private, lawned, enclosed rear garden with an easterly aspect, allowing you to enjoy the sun and providing a pleasant, peaceful space for relaxing or entertaining. Located close to village amenities and local bus routes, and with the coastline just a short walk away, this property combines quality accommodation with a highly desirable, well served seaside village location. At the bottom of the road is a handy village shop, pub/restaurant, bus stop and petrol station. The main village 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). Early viewing is highly recommended to fully appreciate the quality, presentation, and setting of this superb bungalow.

Hallway

Entered via attractive side entrance door with loft access (partially boarded and well insulated). Modern grey carpeting as new throughout. Doors lead to;

Bedroom One

3.38m x 3.37m (11'1" x 11'1")

A large double bedroom with ample room for wardrobes and drawers. Radiators and triple glazed window to the rear aspect overlooking the garden.

Bedroom Two

3.23m x 2.62m (10'7" x 8'7")

Another double bedroom with radiator and triple glazed window to the rear elevation overlooking the garden.

Bedroom Three

2.79m x 2.43m (9'2" x 8'0")

A double bedroom with radiator and triple glazed window to the front aspect. In the agent's opinion this lovely bright room could also be useful as a dining room or study/hobbies room if a third bedroom was not required.

Lounge

4.9m x 3.39m (16'1" x 11'1")

With a large UPVC triple glazed window to the front aspect allowing the light to stream in with radiator, door to bedroom three.

Kitchen

3.23m x 2.33m (10'7" x 7'7")

Beautiful and fitted to a very high standard with a range of wall and base units in a modern, deep matt grey, fitted work surfaces with inset 1 & 1/2 bowl composite sink with mixer tap over, tiled splash backs, integrated Lamona washing machine and Kenwood fridge with freezer compartment, integrated Lamona four burner gas hob with extractor hood above, integrated electric fan oven. Radiator, laminate flooring, UPVC triple glazed window to the side aspect, fitted with high quality wooden shutter blinds, wood effect composite door to the side aspect that leads to the rear garden.

Bathroom

1.94m x 1.89m (6'5" x 6'2")

Obscure UPVC triple glazed window to the side aspect with high quality wooden shutter blinds fitted. Finished to a high standard with a suite comprising; an extra wide tiled walk-in shower enclosure with Triton thermostatic mixer shower, wash hand basin inset to vanity unit and back to wall wc with laminate flooring, extractor fan and ladder style radiator.

Outside

The gardens is as immaculate as the inside of the bungalow. There is an open plan front garden laid to lawn with adjacent slabbed drive with attractive coloured gravel insert with room for several cars leading to the garage. The facias are fitted with spotlights, ensuring full visibility at night on both sides of the property. Gated access opens to the side footpath leading to the pleasant, easterly facing rear garden, mainly laid to lawn, enclosed by fencing and offers a good level of privacy.

Garage

Of timber construction with an up and over garage door plus personnel door to the rear garden. Housing the Veissman LP Gas combi boiler fitted 2021 with a 10 year warranty.

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 Skegness take the A52 north going through Ingoldmells. Take the second right hand turning signposting Chapel St Leonards (just past the garden centre) onto Skegness Road. At the end of the road turn left onto Sea



Road and then immediately right onto St. Leonards Drive. Follow this going round the sharp right hand bend. Turn left into Acacia Ave opposite the garage and the property can be found on the right hand side.

Material Information Link

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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.

<https://moverly.com/sale/AJwRDpkF7XeBzTuxUmYST6/view>

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

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.

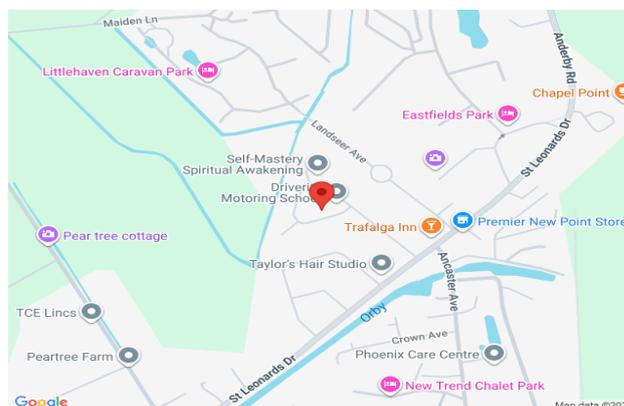
Agents Notes

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 Regulations

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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