



19 Church Farm Close

Chapel St. Leonards, Skegness

A modern and well presented detached bungalow with 2 double bedrooms in a lovely cul-de-sac location of this popular seaside village. The accommodation comprises a modern re-fitted kitchen and shower room, 18ft lounge and 2 double bedrooms. The property benefits from lpg gas central heating, ample parking, garage and lawned gardens. Viewing is essential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Entrance in on the front elevation via a composite door to the:-

KITCHEN

11' 9" x 10' 1" (3.57m x 3.07m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with upstands, inset Franke sink unit with hose mixer tap over, tall units housing a built in oven, integrated dishwasher and washing machine, wine cooler, space for fridge freezer, concealed Viessmann LPG gas central heating boiler, tiled floor, radiator, pvc windows to the front and side elevations, pvc door to the side elevation.

LOUNGE

18' 1" x 9' 10" (5.51m x 3.00m)

With pvc windows to the front and side elevations, media wall unit with recess for TV and inset electric fire below, built in cupboards either side of the chimney breast, 2 radiators.

BEDROOM 1

11' 11" x 9' 2" (3.62m x 2.80m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

11' 11" x 8' 11" (3.64m x 2.71m)

With pvc window to the rear elevation, radiator.

BATHROOM

6' 11" x 5' 11" (2.11m x 1.81m)

Fitted with a large walk in shower with glass screen and direct shower, hand basin in a vanity unit, W.C with concealed cistern, opaque pvc window to the side elevation, heated towel radiator.



OUTSIDE

To the front is a lawned garden with gravelled shrub borders. A concrete drive opens onto an inner gated drive which leads down the side of the property to the:-

GARAGE

Of sectional construction with up and over door, light and power connected.

REAR GARDEN

The rear garden has a lawned area with gravelled shrub borders, concrete seating area, raised gravelled seating area and timber garden shed.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG gas fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band B – 2026/27 – £1,785.00

VIEWING

By prior appointment with Newton Fallowell office in Skegness.





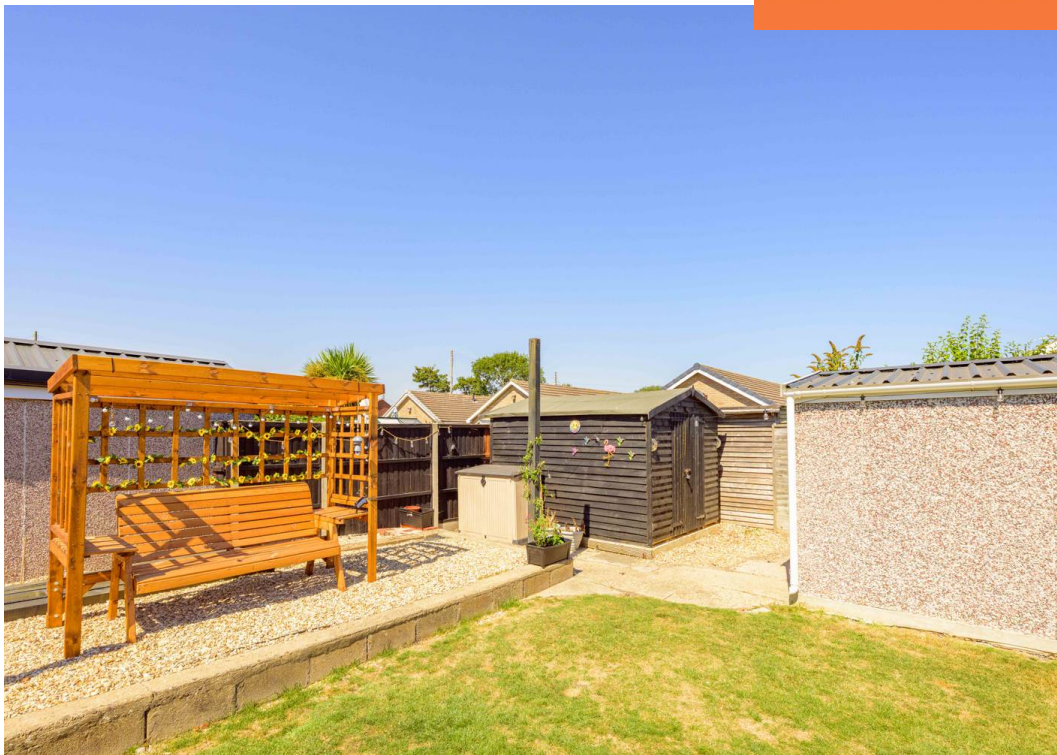
 **NEWTON FALLOWELL**







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Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 59.1 sq. metres (635.8 sq. feet)

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness – PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

