



The Hollies, Gatum Lane,  
Chapel St Leonards, PE24 5TN



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£280,000



## Key Features

- NO CHAIN
- SPACIOUS BUNGALOW
- POPULAR SEASIDE VILLAGE
- CLOSE TO SHOPS & BEACH
- 18' LOUNGE, 13' KITCHEN
- 3 DOUBLE BEDROOMS
- LAWNED GARDENS
- LOTS OF PARKING
- LARGE GARAGE / WORKSHOP
- EPC RATING D
- FREEHOLD





**NO CHAIN.** A spacious 3 Bedroom detached bungalow situated in the popular seaside village of Chapel St Leonards convenient for local amenities and the beach. The accommodation comprises Entrance Hall, 18' Lounge, 13' Kitchen with Aga, Utility Porch, 3 double Bedrooms and a Bathroom. The property stands on a good sized plot with lawned front and rear gardens and a large Garage/Workshop. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via an open Porch with pvc door to the:-

### ENTRANCE HALL

With 2 radiators, access to roof space with pull down ladder and light, airing cupboard housing the hot water cylinder.

### KITCHEN

4.24m x 3.99m (13'11" x 13'1")

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, feature brick inglenook housing an Aga, radiator, Wallstar oil fired central heating boiler, pvc windows to the front and side elevations.

### UTILITY ROOM

3.33m x 1.69m (10'11" x 5'6")

With pvc window and door to the rear elevation, radiator, plumbing for washing machine, tiled floor, built in cupboard.

### LOUNGE

5.62m x 3.99m (18'5" x 13'1")

With pvc windows to the front and side elevations, 2 radiators, open fireplace.

### BEDROOM 1

4.4m x 4.23m (14'5" x 13'11")

With pvc window to the rear elevation, radiator.

### BEDROOM 2

3.7m x 3.56m (12'1" x 11'8")

With pvc window to the front elevation, radiator.



### BEDROOM 3

3.74m x 3.52m (12'4" x 11'6")

With pvc window to the front elevation, radiator.

### BATHROOM

2.98m x 2.87m (9'10" x 9'5")

With panelled bath, pedestal hand basin, W.C, radiator, opaque pvc window to the rear elevation.

### OUTSIDE

The gardens are predominantly lawned with inset trees and shrubs.

A driveway providing ample parking leads to the:-

### GARAGE / WORKSHOP

With electric roller shutter door, light and power connected, door to the side elevation.

Adjacent to the Garage is a lean-to-store and oil tank.

### TENURE

Freehold.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil 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.

### VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band D - 2025/26 - £2,224.97

### ANTI MONEY LAUNDERING REGULATIONS

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### AGENTS NOTES

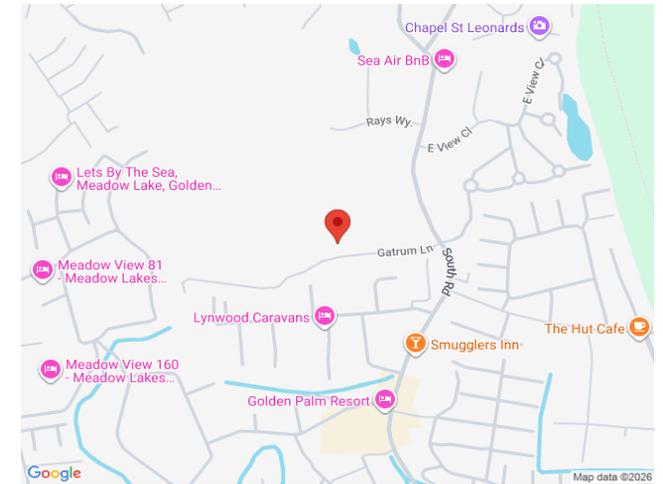
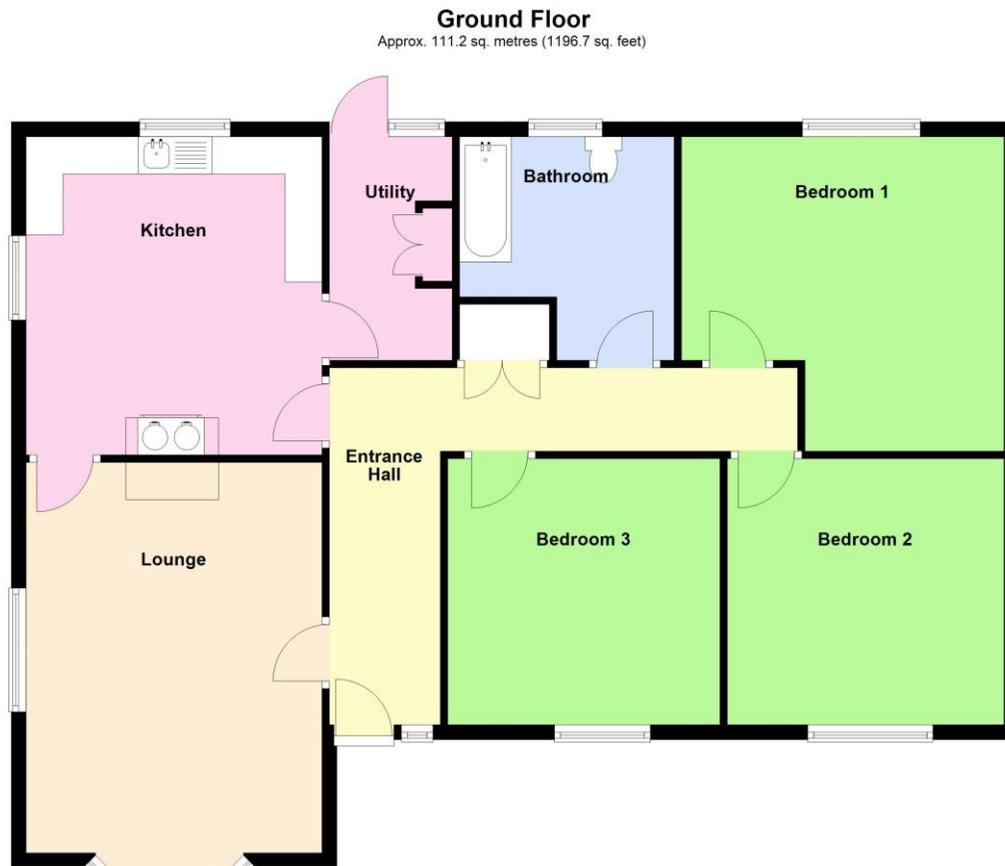
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# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061  
skegness@newtonfallowell.co.uk