CHOICE PROPERTIES

Estate Agents

131 Sea Road, Skegness, PE24 5RY

Reduced To £235,000

Choice Properties are delighted to present this spacious two/three bedroom detached bungalow, occupying a most pleasant residential position in the sought after village of Chapel St. Leonards. The property further benefits from generously proportioned rooms throughout, front and rear gardens and a large driveway and garage. With No Upper Chain. Early viewing is advised.

This light and bright internal accommodation comprises:

Entrance Hall
uPVC front entrance door. Loft access. Telephone point. Radiator.

Reception Room
12'11" x 12'10"
Light and airy reception room with bow window to the front aspect. Two radiators.

Kitchen
15'9" x 10'2"
Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, integral oven and integral four ring hob with extractor hood over, plumbing and space for washing machine. Space for freestanding fridge/freezer. Cupboard housing the hot water cylinder. Part tiled walls. Radiator.

Sitting Room
15'0" x 10'4"
Electric fireplace set in feature surround. Sliding patio doors to the garden. TV aerial point. Radiator.

Rear Lobby
4'11" x 6'9"
Rear door to garden. Radiator.

Bedroom 1
11'11" x 11'5"
Spacious double bedroom with bow window to the front aspect. Built in wardrobes. Radiator.

Bedroom 2
10'10" x 9'11"
Double bedroom. Radiator.

Bathroom
6'5" x 7'1"
Fitted with three piece bathroom suite comprising panelled bath with taps and electric shower over, hand wash basin and wc. Part tiled walls. Radiator.

Driveway
Providing off street parking for several vehicles.

Garage

Gardens
The property is fronted by a large garden laid mostly to gravel for ease of maintenance. The front garden houses an array of shrubs, bushes and plants and is also where the oil tank can be located. To the rear of the property is a privately enclosed garden with hedging to the boundaries. The rear garden is laid mostly to lawn but also features an impressive paved patio area, greenhouse and timber summer house.

Tenure
Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

Opening Hours

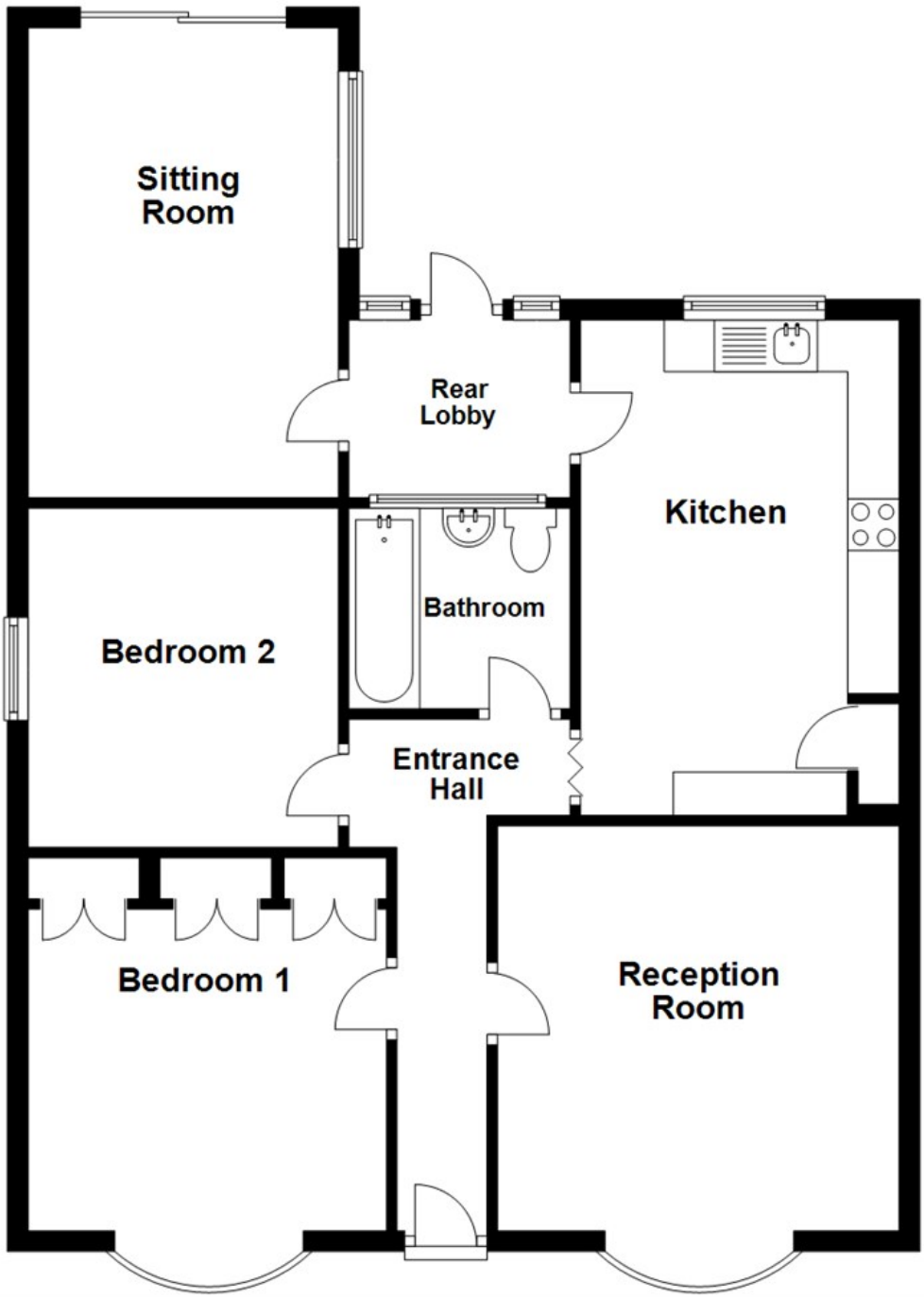
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

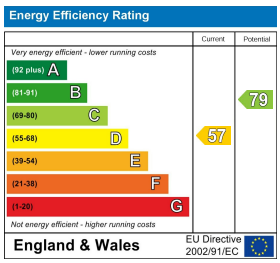
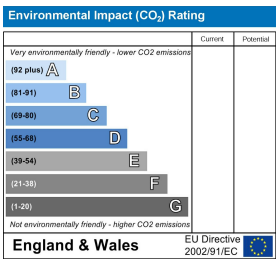
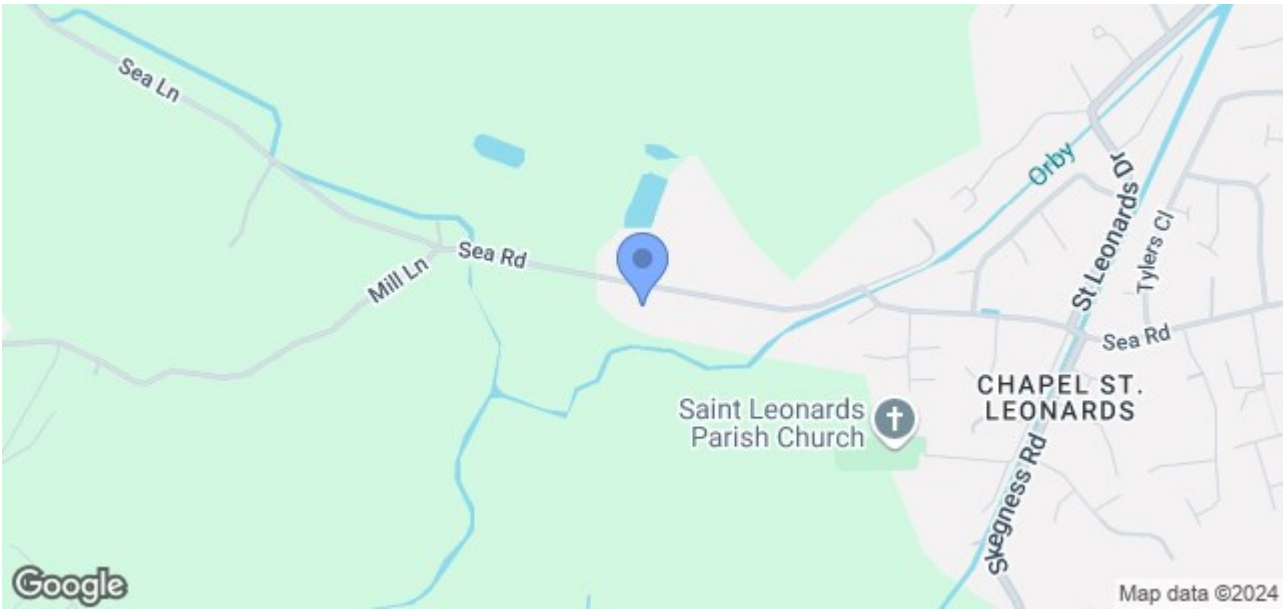
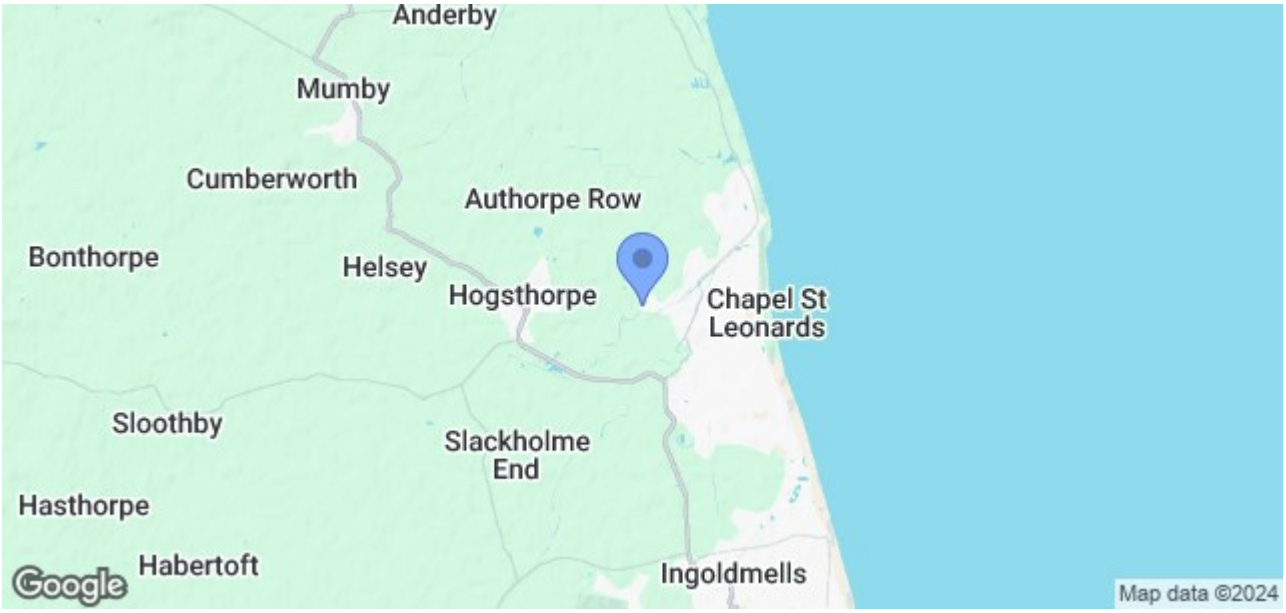
Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor



Directions

Use postcode PE24 5RY for directions to this property.