



Landseer Avenue, Chapel St. Leonards Skegness PE24 5QZ

welcome to

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A beautifully presented two-bedroom detached bungalow located in the ever-popular coastal village of Chapel St Leonards. The property consists of a modern kitchen diner, living room, sun lounge, two double bedrooms, wet room, utility, driveway and garden.



Kitchen/ Diner

22' 6" x 9' 8" (6.86m x 2.95m)

Entered via a porch, with UPVC windows to the front and rear aspects, with a range of wall, base and drawer units with worktop space over, radiator, ceramic sink, integrated electric oven and microwave, halogen hob, feature beams to the ceiling, doors to;

ample parking for several cars and the front garden is laid to lawn, with plants, shrubs and trees. The rear garden has a concrete patio and lawn with fishpond, plants, shrubs and trees which include apple, pear plus blackcurrant and strawberry plants. External power points and lighting.

Utility Room

8' 11" x 6' 6" (2.72m x 1.98m)

With UPVC window and door to the rear aspect, radiator, space and plumbing for washing machine and American fridge freezer, door to;

Lounge

19' 3" x 11' 4" (5.87m x 3.45m)

Open fire and brick surround with electric fire in front, beams to ceiling, two radiators, laminate flooring, UPVC patio doors to;

Sun Room

17' 1" x 5' 5" (5.21m x 1.65m)

Of UPVC construction, tiled floor, radiator, door to the front garden.

Inner Hall

With loft access, doors to;

Wet Room

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, shower over drain, fitted cupboard, radiator.

Bedroom One

10' 10" x 12' (3.30m x 3.66m)

With UPVC window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two

11' 7" x 8' 11" (3.53m x 2.72m)

With UPVC window to the front aspect, radiator, laminate flooring.

External

Five bar gates open to the rubberised driveway with



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Landseer Avenue, Chapel St. Leonards Skegness

- Spacious 2-bed detached bungalow in a quiet cul-de-sac
- Modern fitted kitchen
- A short walk to the beach, shops, and local amenities
- Utility room
- Wet room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

directions to this property:

See Multi-map illustration

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SKG109669 - 0011

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.



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