



Sandy Lodge, Sandy Lane, Skegness

£170,000



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**Willsons**  
SINCE 1842

Sandy Lodge, Sandy Lane,  
Chapel St. Leonards, Skegness,  
Lincolnshire, PE24 5TE

### "AGENT'S COMMENTS"

*A detached 3 bedroom bungalow close to the beach and the centre of this popular coastal village. The accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, 3 bedrooms, re-fitted shower room, having the benefit of Upvc double glazed windows and doors, LP gas fired central heating, front and rear gardens and off road parking. Some modernisation required, no onward chain.*

### LOCATION

*Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctor's surgery, range of shops including food store with post office and a variety of eateries. It is situated approximately 7 miles north of the coastal resort of Skegness with regular bus services running. Skegness has a railway station, secondary schools both grammar and comprehensive, range of shops and supermarkets and a hospital, dentists, and leisure facilities including swimming pools, cinema and theatre.*



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## Accommodation

### Entrance Hall

27'0" x 6'0" / 2'9" (8.23m x 1.83m / 0.86m)

With Upvc double glazed entrance door, radiator, built-in cupboard, hatch to part boarded loft.

### Lounge

15'4" / 12' x 11'6" (4.67m / 3.66m x 3.51m)

Having Upvc double glazed bay window to front, Upvc double glazed window to side, 2 radiators, feature brick open fireplace with matching raised displays stands to the chimney recesses.

### Dining Room

10' x 9'6" max (3.05m x 2.90m max )

Having recessed cupboards housing the Worcester wall mounted LP gas fired central heating boiler, Upvc double glazed window to side, radiator, opening to:

### Kitchen

10'2" x 10'0" / 7'10" (3.12m x 3.07m / 2.39m)

Equipped with a range of white wall and base units with worksurfaces over incorporating stainless steel single drainer sink with mixer tap, splashback tiling, space for LP gas oven with hood over, space and plumbing for washing machine, display cabinets with glazed doors, Upvc double glazed door to:

### Conservatory

8'9" x 6'5" (2.67m x 1.96m )

Of Upvc double glazed construction on a brick base with Upvc double glazed exterior door to rear garden and polycarbonate roof.

### Bedroom 1

10'7" x 10'6" (3.23m x 3.20m)

Having Upvc double glazed front window and radiator.

### Bedroom 2

12'6" x 9' (3.81m x 2.74m)

Having Upvc double glazed side window and radiator.

### Bedroom 3

9' x 9' (2.74m x 2.74m)

Having Upvc double glazed rear window and radiator.

### Shower room

7'10" x 5'9" (2.39m x 1.75m)

Equipped with a walk in shower cubicle with multi jet shower, wc with an enclosed cistern and a shaped wash hand basin with white cupboards below, Chrome ladder style towel rail, tiled walls, extractor fan and Upvc double glazed rear window.

## Exterior

Having a lawned front garden with tree and fence over a low brick wall, concrete drive leading to the side of the property which also houses the LP Gas tanks and double wooden gates open to the rear garden with carport, mainly laid to lawn with a raised bed, 2 sheds, greenhouse, storage caravan, patio area and a path with hand gate opening back onto the front garden.

## Tenure and Possession

The property is freehold with vacant possession upon completion.

## Services, etc.

we understand that mains electricity, water and drainage are connected to the property. There is an LP Gas fired central heating system installed at the property, the boiler was installed in 2016. Please note: Sandy Lane is a private unadopted Roadway and the main roof of the property is asbestos tiled.

## Local Authority

Council Tax Band 'B' payable to the local authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

## Energy Performance Certificate

The property has an energy rating of '33 F'. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 4234-5929-2300-0921-3296.

## Viewing

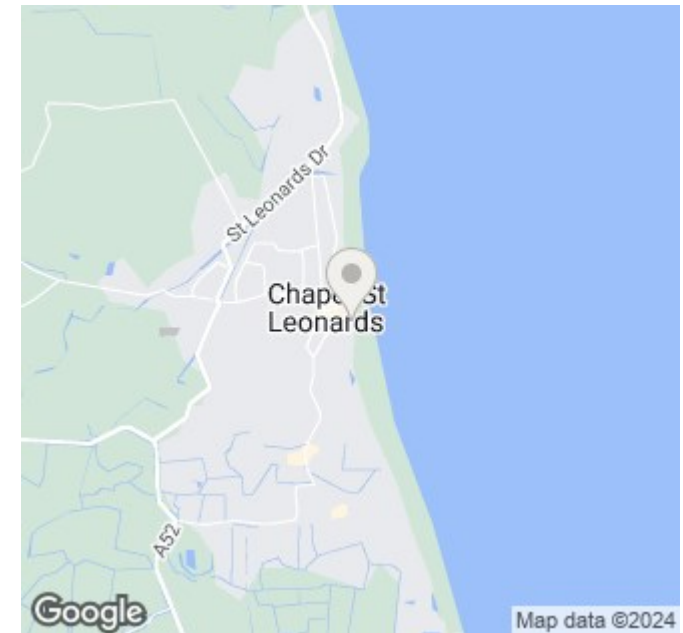
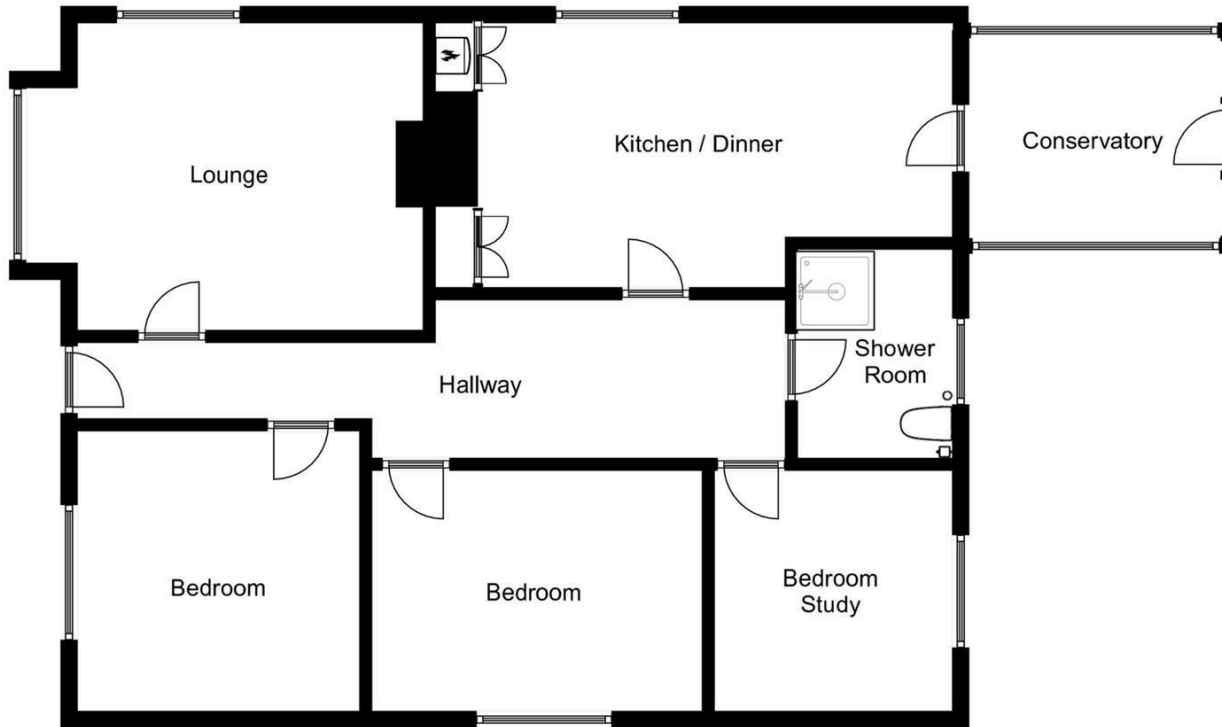
Viewing is strictly by appointment with the Skegness Office at the address shown below.

## Location

The property lies close to the centre of Chapel St Leonards. Proceed out of Skegness northwards on the A52 coast road for approximately 6 miles and take the first turning into Trunch Lane to Chapel village. Continue until it becomes South Road up to the village green, turn right and go around the central green roundabout and bear left towards the beach pullover and immediately right down Sandy Lane which runs south behind the sand dunes. The property will be found on the right hand side.



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**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

