



7, Wilton Avenue, Chapel St Leonards

£195,000 Offers Over



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**Willsons**  
— SINCE 1842 —



7, Wilton Avenue,  
Chapel St. Leonards, Skegness,  
Lincolnshire, PE24 5SG

### "AGENT'S COMMENTS"

*A detached bungalow in a quiet location within walking distance to the beach and local amenities of Chapel St Leonards. The property benefits from uPVC windows and doors throughout, private enclosed rear garden, ample lounge/diner, driveway and garage. This dwelling would be ideal for investors or first time buyers looking for a property requiring a scheme of modernisation.*

### 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 stores 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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<https://www.willsons-property.co.uk>

### Front Of Property

With slabbed and gravelled driveway, open plan lawn laid to grass bordered by fencing.

### Hallway

With laminate flooring, access to the loft, airing cupboard and cloak cupboard.

### Lounge/Diner

17' x 12'6" (5.18m x 3.81m)

With carpeted flooring, two electric storage heaters and French doors to the patio area at rear of property.

### Kitchen

10'9" x 9'7" (3.28m x 2.92m)

With a range of base and wall units, tiled splashbacks, space for cooker, space and plumbing for washing machine and dishwasher, tiled flooring, electric storage heater and window to the rear of property.

### Bedroom One

12'6" x 12'4" (3.81m x 3.76m)

With carpeted flooring, two built in wardrobes, electric storage heater and window to the front of property.

### Bedroom Two

10'9" x 9'9" (3.28m x 2.97m)

With carpeted flooring and window to the front of property.

### Bedroom Three

8'5" x 7'2" (2.57m x 2.18m)

With carpeted flooring and window to the side of property.

### Bathroom

8'8" x 5'5" (2.64m x 1.65m)

With tiled flooring, bath with shower mixer taps, sink, WC, electric storage heater and window to the side of property.

### Garage

19'7" x 8'10" (5.97m x 2.69m)

With up and over door, power and lighting, uPVC door to the rear garden, integral door to the kitchen and window to the rear.

### Rear Garden

With slabbed patio area, concrete base for shed, lawn laid to grass bordered with fencing and concrete path leading to the side of the property.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 7691-3048-9207-4225-6200 .

### Services

We understand that mains water, drainage and electricity are connected to the property. The solar panels are currently on a lease agreement with 'A Shade Greener'.

### Viewing

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

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### What 3 Words

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### Directions

Proceed north out of Skegness on the A52 coast road through Ingoldmells, take the second turning right into Chapel St Leonards onto Skegness Road. Follow the road to a crossroads, turn right onto Sea Rd, the turn left onto Wilton Avenue, the property is located on the lefthand side.







## 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.

