



1 St. Leonards Drive, Chapel St Leonards

£200,000



**Willsons**  
SINCE 1842

1 St. Leonards Drive,  
Chapel St. Leonards, Skegness,  
Lincolnshire, PE24 5RP

### "AGENT'S COMMENTS"

*A unique style detached bungalow situated in the coastal village of Chapel St Leonards. An ideal base for the beach, local school, doctors and shops. This property benefits uPVC windows and doors throughout, solar panels, private rear garden and off road parking.*

### LOCATION

*Chapel St. Leonards with its sandy beaches situated on the coast of East Lincolnshire. It benefits from a range of amenities 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 concrete driveway and footpaths, grassed lawn bordered with flower beds, mature hedging and closed board fencing. Double wooden gates lead to the rear of the property and a further parking area.

### Hallway

With carpeted flooring and access to the loft space.

### Lounge

12'1" x 11'5" (3.68m x 3.48m)

With bay window to front of the property and carpeted flooring.

### Kitchen/Diner

17'1" x 11'1" (5.21m x 3.38m)

With a range of base and wall units, tiled splashbacks, resin sink with stainless mixer taps, space for cooker and undercounter fridge, space and plumbing for washing machine, windows to the side and rear of the property and vinyl flooring.

### Conservatory

16' x 8' (4.88m x 2.44m)

Of part brick built construction with French doors and windows to the rear of the property.

### Bedroom One

10' x 10' (3.05m x 3.05m)

With window to the front of the property and carpeted flooring.

### Bedroom Two

10' x 6'10" (3.05m x 2.08m)

With internal window to the conservatory and carpeted flooring.

### Bedroom Three

10' x 8'2" (3.05m x 2.49m)

With window to the side of the property and carpeted flooring.

### Shower Room

8' x 6' (2.44m x 1.83m)

With tiled walls throughout, electric shower, WC, sink, non-slip vinyl flooring and dual aspect internal windows to the conservatory.

### Rear Garden

With concrete path leading to the sides of the property, mainly laid to grass with borders of mature shrubbery and closed board fencing.

### Static Caravan

With power and light, currently used as a workshop and storage.

### Services

We understand that mains water, drainage and electricity are connected to the property. Heating is via an air source heat pump. We have been informed the solar panels are vendor owned.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2560-3036-0207-1514-2200

### Local Authority

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

### Tenure & Possession

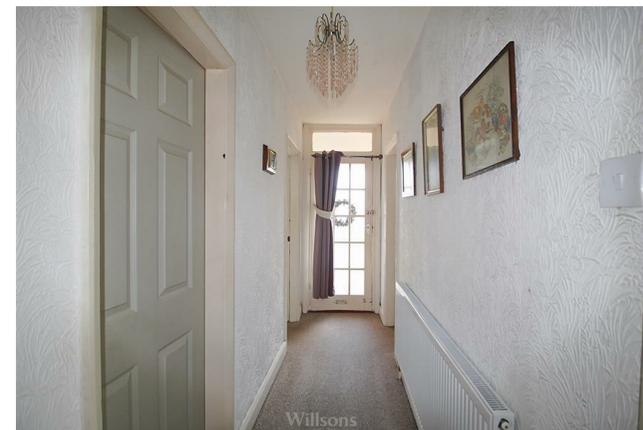
The property is Freehold with vacant possession upon completion.

### Viewing

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

### What 3 Words

///mimic.forensic.audio





**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.

