



23 Anderby Road, Chapel St Leonards

£210,000



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**Willsons**  
SINCE 1842

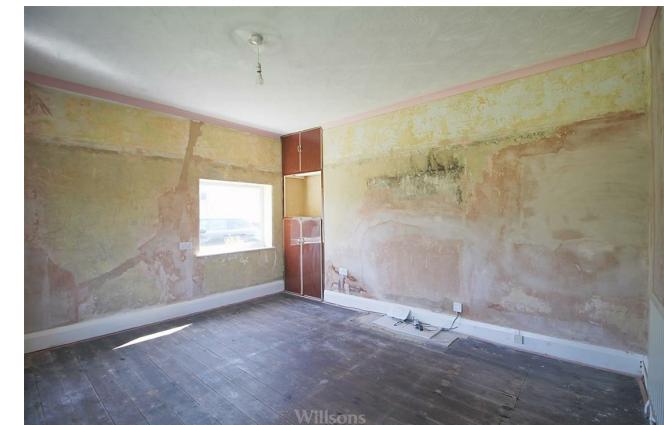
23, Anderby Road,  
Chapel St. Leonards, Skegness,  
Lincolnshire, PE24 5XA

### "AGENT'S COMMENTS"

A detached traditional pebble dashed family home adjacent to the beach in the coastal village of Chapel St Leonards. The property sits in an ample sized plot and offers potential for modernisation making it ideal for a buyer requiring a project. Benefiting from a recent full electrical re-wire, new roof, uPVC external windows and doors throughout, driveway and 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 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.



# Willsons

SINCE 1842

16 Alitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

## Front Of Property

With boundaries of mature hedging, gravel driveway and concrete footpath leading to the front and rear of the property.

## Utility/Entrance Porch

21'1" x 6'7" (6.43m x 2.01m)

With vinyl flooring, plumbing for washing machine, internal single glazed window to kitchen and uPVC windows to rear of the property.

## WC

With overhead cistern WC, vinyl flooring and window to the side of the property.

## Kitchen

15'1" x 6'10" (4.60m x 2.08m)

With a range of base and wall units, tiled splashbacks, stainless steel sink, ceramic hob, electric double oven, oil fired boiler housed in recess, double door airing cupboard, internal single glazed window to utility/porch, part vinyl and part carpeted flooring and window to the side of the property.

## Pantry

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

## Hallway

With carpeted flooring and window to the side of the property

## Lounge

14'2" x 13'9" (4.32m x 4.19m)

With bay window to the front and window to the side of the property, built in cupboards and exposed wooden floorboards.

## Bedroom One

11'7" x 11'6" (3.53m x 3.51m)

With carpeted flooring and window to front of the property.

## Bedroom Two

10'10" x 9'9" (3.30m x 2.97m )

With carpeted flooring and window to rear of the property.

## Bedroom Three

9'9" x 8'7" (2.97m x 2.62m )

With carpeted flooring and window to rear of the property.

## Bathroom

9'1" x 4'7" (2.77m x 1.40m )

With double enclosed shower cubicle and direct feed shower, vanity sink unit, WC, mermaid boarded throughout, vinyl flooring and window to front of the property.

## Landing

With airing cupboard, carpeted flooring and window to the side of the property.

## Rear Garden

With boundaries of mature hedging, mainly laid to lawn and concrete footpath leading to the side of the property.

## Timber Garage/Store

Timber garage/workshop with asbestos sheet roofing in need of renovating or removal.

## Services

We understand that mains water, drainage and electricity are connected to the property. Heating is via an oil fired boiler.

## Energy Performance Certificate

The property has an energy rating of 'G'. 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: 9940-2814-7328-9495-6451

## 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.

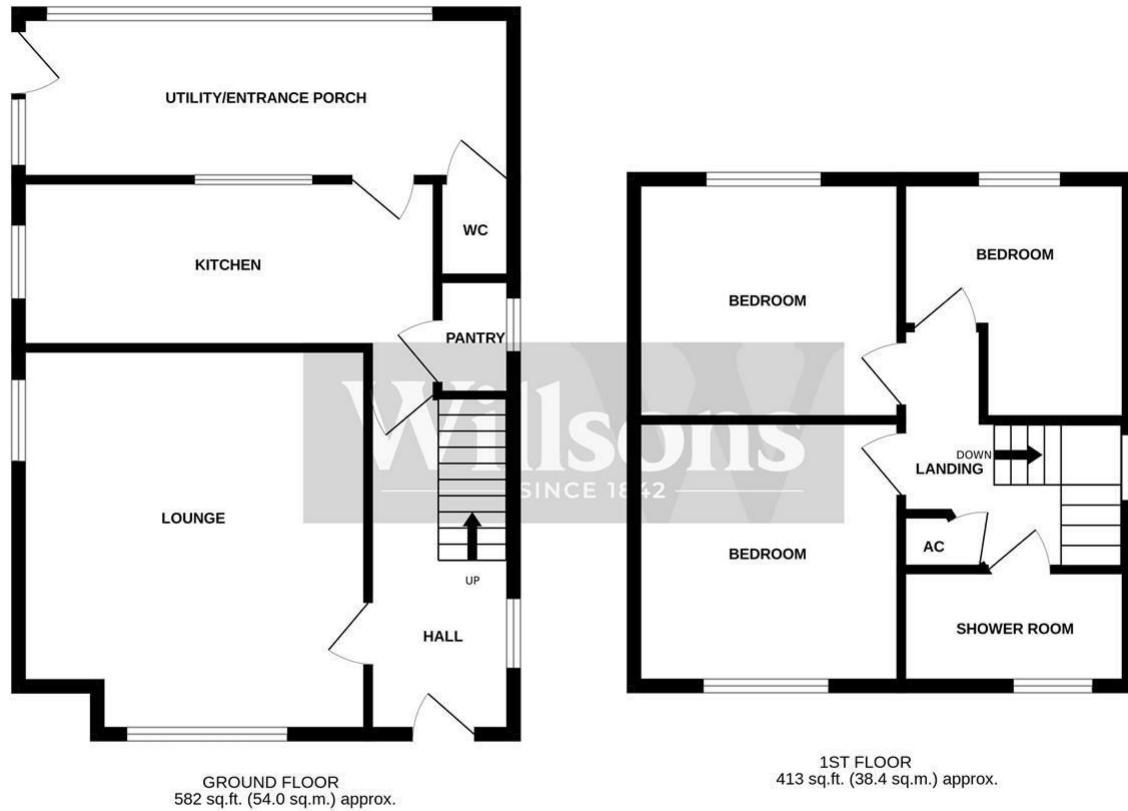
## Viewing

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

## What 3 Words

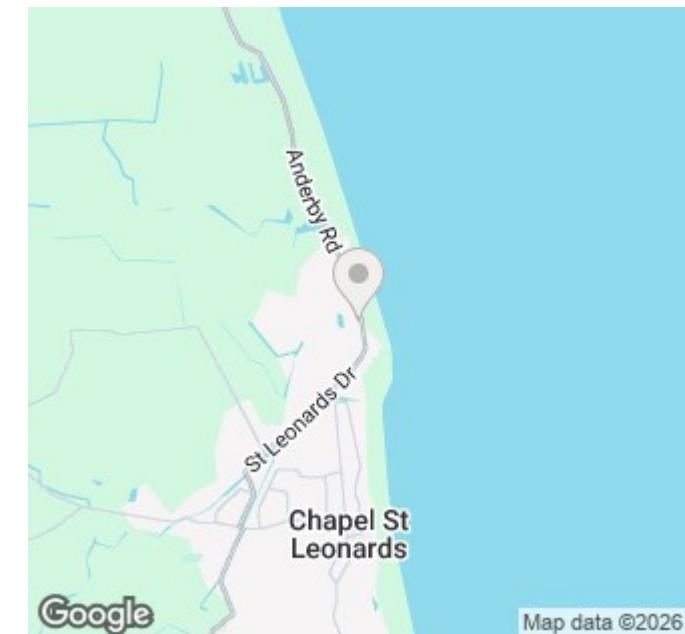
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### FLOORPLAN Not to scale – For identification purposes only

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.

