



47, Ancaster Avenue, Skegness

£175,000



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Willsons
SINCE 1842

47, Ancaster Avenue,
Chapel St. Leonards, Skegness,
Lincolnshire, PE24 5SN

"AGENT'S COMMENTS"

A spacious detached Bungalow situated in this popular coastal village close to the centre and convenient for all the amenities. The property has the benefit of LP gas central heating, Upvc double glazed windows, Upvc clad soffits and fascias, front and rear gardens, garage and parking. 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

Upvc double glazed entrance door opens into the:

Entrance Porch

4'9" x 4'3" (1.45m x 1.30m)

Being of Upvc double glazed construction with tiled floor, inner Upvc double glazed door to:

Sun Lounge

17' x 5'11" (5.18m x 1.80m)

Being of Upvc double glazed construction on a brick base with a polycarbonate roof and radiator, twin single glazed doors into the lounge and single glazed door into:

Reception Hall

11' x 7'6" (3.35m x 2.29m)

Having a parquet style wooden floor, radiator, airing cupboard.

Lounge

18' x 12' (5.49m x 3.66m)

Having twin single glazed doors and side screens which open into the sun lounge, Upvc double glazed window to side, 2 radiators, living flame effect gas fire in a tiled and stone effect hearth.

Bedroom 1

12' x 11' (3.66m x 3.35m)

Upvc double glazed window to front, radiator, built in wardrobes.

Bedroom 2

10' x 9'10" (3.05m x 3.00m)

Upvc double glazed window to rear, radiator, built in wardrobes.

Shower Room

7'4" x 6'4" (2.24m x 1.93m)

Equipped with a corner shower cubicle with curved entry door and electric shower, vanity wash hand basin with cupboard below, wc with enclosed cistern, Upvc double glazed window, extractor fan, radiator, tiled walls.

Dining Kitchen

17'8" x 10'9" / 7'6" (5.41m x 3.28m / 2.29m)

Being 'L' shaped. Range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, splash back tiling, space for electric cooker, space and plumbing for washing machine, appliance space, Upvc double glazed window to rear, radiator, cupboard housing the Viessman LP gas fired central heating boiler, loft hatch with pull down 2 stage ladder opens into the LOFT STORAGE SPACE 11'4" x 7'10" with part sloping ceiling to 4' having boarded floor and lined walls, light and power and a double glazed skylight window. A Upvc double glazed door from the kitchen opens into the:

Side Porch

10' x 6'5" (3.05m x 1.96m)

Being of Upvc double glazed construction, polycarbonate roof, tiled floor, Upvc double glazed exterior door, further opening into:

Conservatory

12'4" x 9'5" (3.76m x 2.87m)

Upvc double glazed construction with polycarbonate roof on a raised base.

Exterior

The property has low maintenance gardens to both front and rear with a gravelled front garden and paved patio, low front wall with mature shrubs to the rear and double wrought iron gates opening onto the tarmac drive which leads to the side of the property and the rear set garage with up and over door, single glazed rear window and wooden rear personal door which opens onto the rear garden. The rear garden is again low maintenance with paved patio, 2 garden sheds, greenhouse, raised bed, outside tap, a side fence with a gate opening onto the drive. and a further hand gate leading to the side garden with a fenced in area housing the LP gas storage tank.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via LP gas boiler to radiators.

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.

Energy Performance Certificate

The property has an energy rating of 30F. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0715-3932-5209-1217-1204.

Directions

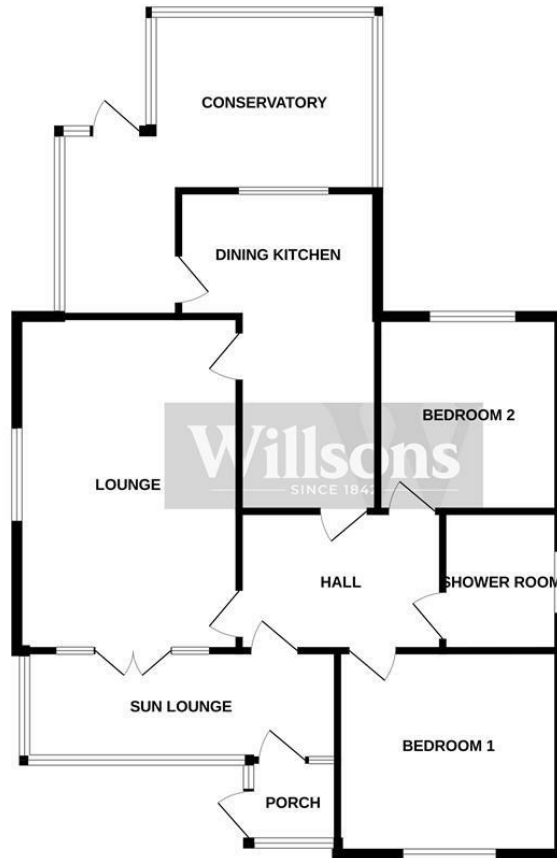
Proceed northwards out of Skegness on the A52 coast road towards Mablethorpe, take the second turning right into Chapel St Leonards, proceed to the bridge and turn right towards the village centre turning left just before the green into Ancaster Avenue where the property will be found on the left hand side.

Viewing

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



GROUND FLOOR
1032 sq.ft. (95.8 sq.m.) approx.

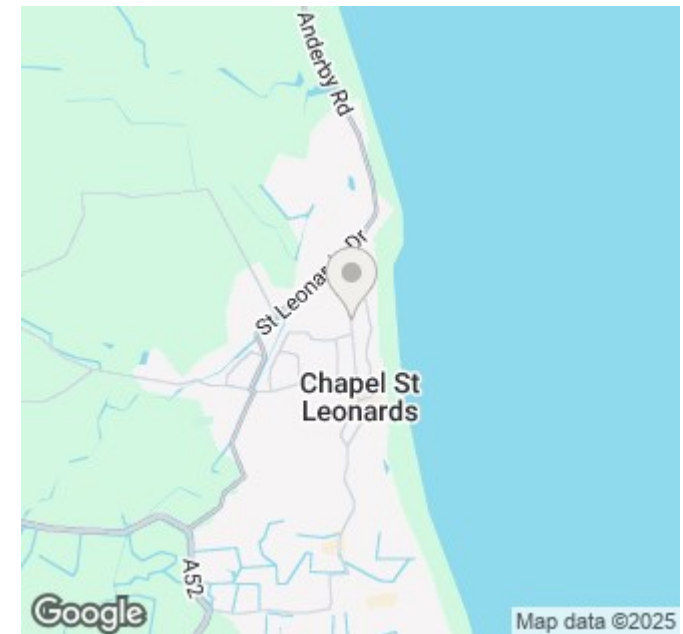


TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

