



17 Elliott Way, Chapel St. Leonards

£275,000



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**Willsons**  
SINCE 1842

17 Elliott Way,  
Chapel St. Leonards, Skegness,  
Lincolnshire, PE24 5FH

### "AGENT'S COMMENTS"

*A spacious detached bungalow set in a cul-de-sac location within the coastal village of Chapel St Leonards. Elliott Way sits within easy reach of the beach, doctors, shops and schools making it a popular choice for all ages. The property benefits from having an en-suite, conservatory, garage, driveway and offered with 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.*



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

### Front Of Property

Having open layout with areas of lawn and block paved driveway with footpaths leading to each side of the property.

### Hallway

With laminate wooden flooring and access to the loft space.

### Lounge

16'3" x 13'2" (4.95m x 4.01m)

With marble effect fire surround housing an electric fire, carpeted flooring, bay window to the front and window to the side of the property.

### Bedroom One

10'8" x 10'6" (3.25m x 3.20m)

With a range of built in wardrobes and overhead cupboards, carpeted flooring and window to the front of the property.

### En-Suite

7' x 4'9" (2.13m x 1.45m)

With enclosed shower cubicle having direct feed shower over, WC, sink, extractor fan and tiled flooring.

### Bathroom

9'8" x 6'5" (2.95m x 1.96m)

With corner bath, WC, sink, fully tiled walls, extractor fan, tiled flooring and window to the side of the property.

### Bedroom Two

10' 9"x9" (3.05m 2.74mx2.74m)

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

### Bedroom Three

13'7" x 9'11" (4.14m x 3.02m)

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

### Kitchen/Diner

23'10" x 8'10" (7.26m x 2.69m)

With a range of base and wall units, tiled splashbacks, stainless steel sink and taps, space and plumbing for washing machine, space for cooker, extractor hood, vinyl flooring, window and French doors to the rear of the property.

### Garage

17'1" x 11'9" (5.21m x 3.58m)

Accessed internally via the kitchen/diner having electric roller shutter door, free standing oil boiler, wall and base units/utility area, door and window to the side of the property.

### Conservatory

12'11" x 8'11" (3.94m x 2.72m)

With French doors opening to the rear patio and garden area, windows to all aspects and tiled flooring.

### Rear Garden

Predominately laid to patio slabs with centre grassed area, wooden fencing to the sides and rear of the garden and having gated access to the waterway footpath.

### Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2768-3040-4202-6375-2200

### Services

We understand that mains water, drainage and electricity are connected to the property. Heating is via an oil fired boiler and the property also benefits from solar panels which are informed to be vendor owned.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

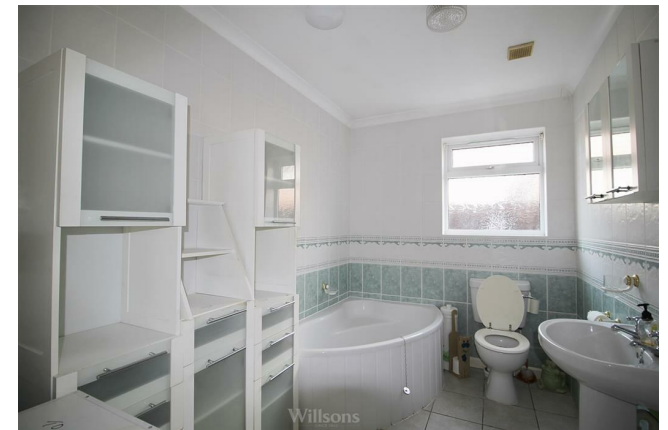
Council Tax Band 'C', payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Viewing

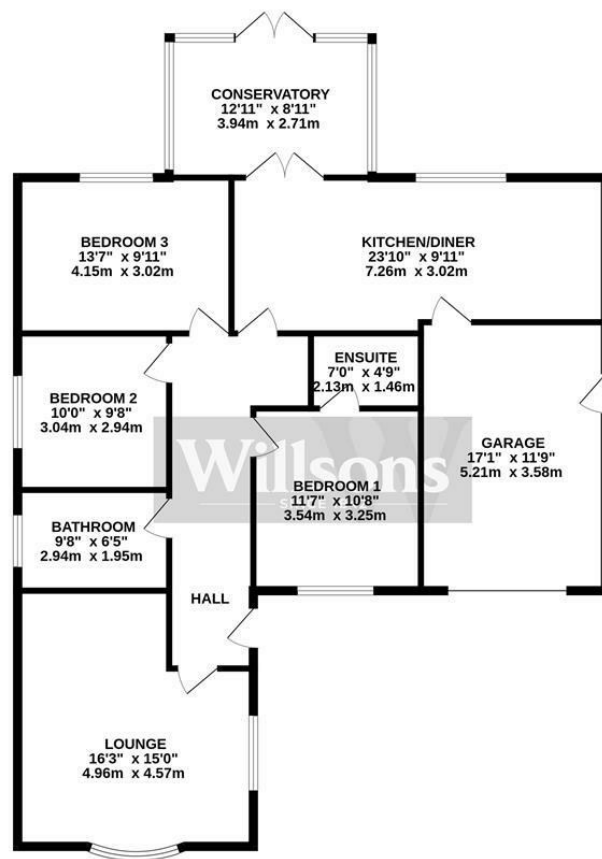
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///aquatics.tenure.acting



GROUND FLOOR  
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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.



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