



# CHOICE PROPERTIES

*Estate Agents*

5 St. Leonards Drive,

Chapel St. Leonards, PE24 5RP

Price £240,000



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom semi detached house, conveniently located in residential position within the popular coastal village of Chapel St. Leonards.

With the benefit of Gas Central Heating and UPVC double glazing the spacious extended accommodation consists of:-

## **Side entrance door to:**

### **Entrance Hall**

6'3" x 6'2"

Tiled floor. Radiator. Electric consumer unit.

### **Shower Room**

7'11" x 5'6" to widest dimensions

With three piece suite which consists of a shower enclosure with mixer shower and w.c. plus wash hand basin set in vanity unit. Fully tiled walls. Tiled floor. Spot lighting. Extractor fan.

### **Kitchen**

15'3" x 14'8"

With a range of modern wall and base units with work surfaces over. Breakfast bar. Stainless steel sink unit and drainer with mixer taps. LPG combination boiler which supplies the central heating and hot water. Plumbing for washing machine. Integrated electric oven and hob with filter hood over. Radiator. Staircase to the first floor landing. Under stairs storage cupboard. Door leading out to the rear garden Openings to Lounge and Dining Room.

### **Lounge**

16'1" x 8'10"

Radiator.

### **Dining Room**

12'1" x 12'0"

Radiator.

### **Landing**

6'6" x 14'8"

Radiator. Smoke alarm. Storage cupboard.

### **Bedroom 1**

11'11" x 12'0"

Radiator.

### **Bedroom 2**

11'11" x 8'10"

Radiator.

### **Bedroom 3**

8'8" x 8'5"

Radiator.

### **Bathroom**

8'8" x 6'0"

With three piece white suite which consists of a panelled bath with electric shower and screen over, wash hand basin and w.c. Fully tiled walls. Access to the loft area.

### **Driveway**

### **Gardens**

Lawned garden to the front of the property and enclosed rear garden which is also laid to lawn. Workshop.

## **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

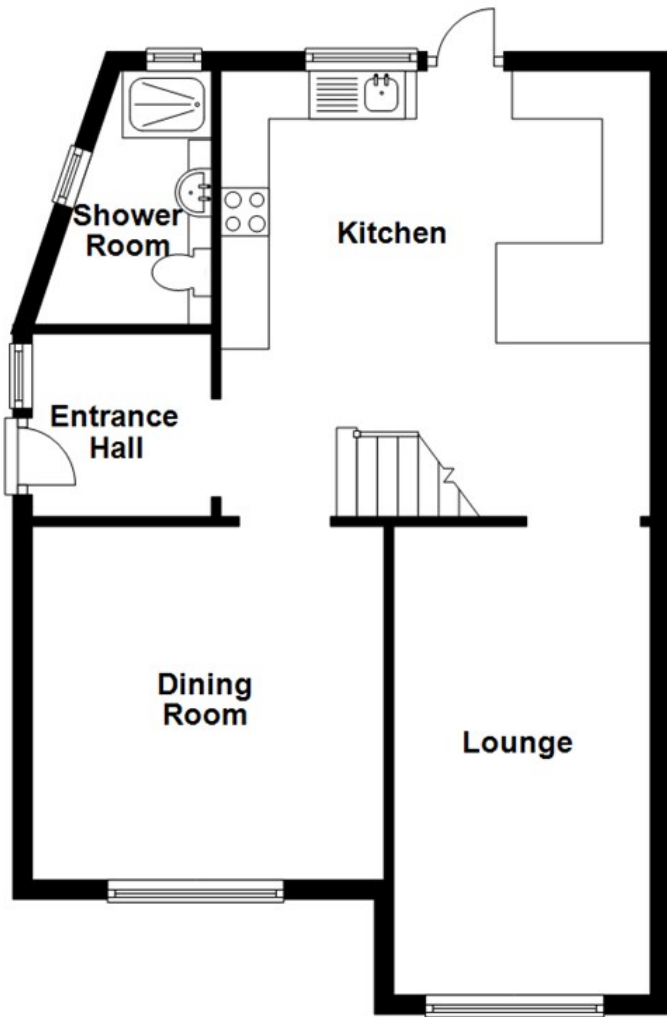
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

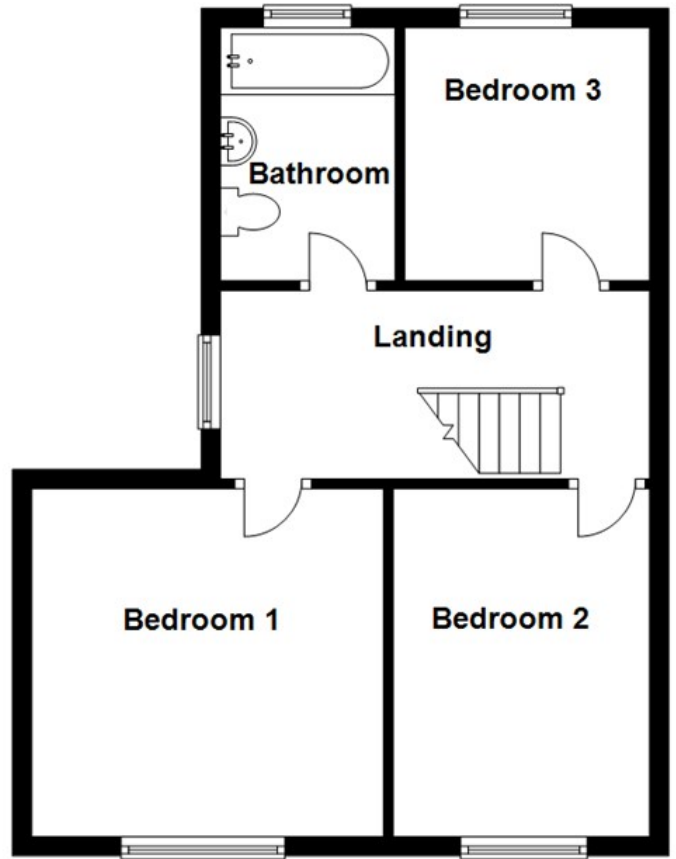




### Ground Floor



### First Floor



# Directions

From the centre of the village head west along Sea Road and then turn right onto St. Leonards Drive after crossing the bridge. Number 5 can be found immediately on your left hand side.

