CHOICE PROPERTIES

Estate Agents

6 Allen Close,
Chapel St. Leonards, PE24 5WJ

Asking Price £200,000



Choice Properties are pleased to offer this tastefully refurbished two bedroom detached bungalow. Ideally located in a quite cul-de-sac in the popular Chapel St. Leonards area. Good access to local shops, healthcare services and public transport. Immaculacy presented accommodation comprising entrance hall, kitchen with fitted appliances, lounge, two bedrooms and modern shower room. The property also benefits from gardens, garage and driveway. An internal viewing is highly recommended. Offered to the market Chain Free.

Refurbished two bedroom detached bungalow with accommodation comprising :

Entrance Hall
Airing cupboard, storage cupboard, loft hatch, radiator.

Kitchen
10'4 x 7'4
Double glazed window to front, door to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge, built in dishwasher, built in washing machine, radiator.

Lounge
16'1 x 11'2
Double glazed windows to rear, double glazed French doors to rear opening to garden, electric fire, radiator.

Bedroom One
10'11 x 9'1
Double glazed window to rear, radiator.

Bedroom Two
10'8 x 9'
Double glazed window to front, radiator.

Shower Room
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, shower cubicle, built in storage cupboard, radiator.

Garden
Mainly laid to lawn, patio area, flowers, trees and shrubs, fenced surround.

Garage
Electric door, door to rear, power and light.

Driveway
Leading to garage, providing off road parking space.

Tenure
Freehold

Council Tax Band
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

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

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

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.















Approximate total area(1)

690 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of PE24 5WJ to locate the property. What3words - inert.hired.notion







