



13 Well Vale Drive, Chapel St. Leonards

£280,000



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Willsons
SINCE 1842

13 Well Vale Drive,
Chapel St. Leonards, Skegness,
Lincolnshire, PE24 5SE

"AGENT'S COMMENTS"

A spacious detached bungalow located on a substantial corner plot in the popular coastal village of Chapel St Leonards. The sizeable frontage features two driveways with ample off road parking and is attractively presented with decorative hedges along its border. Having a 22' living room and 15' foot kitchen with an additional 12' utility, there is also plenty of living space - perfect for family living. The property further benefits from an ensuite, low maintenance rear garden, integral garage and is available 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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Front of Property

The property is located on a corner plot having wrought iron gates, two driveways (one part gravelled and one block paved), low maintenance gravel areas, paved footpaths, decorative hedges and hedging to border.

Entrance Porch

With tiled floor and uPVC door to:

Hallway

With built in storage cupboards, loft access and carpeted flooring.

Lounge

22'8 x 15'4 (max) (6.91m x 4.67m (max))

With brick fireplace having tiled hearth, bay window to front of property, two windows to the side of the property and carpeted flooring.

Dining Kitchen

15'8 x 11'11 (4.78m x 3.63m)

With range of base and wall units, integrated electric oven, integrated microwave, ceramic hob, extractor hood, stainless steel sink with mixer tap and drainer, tiled splashback, window to side aspect, vinyl flooring and double doors into living room.

Utility Room

12'10 x 12'3 (3.91m x 3.73m)

With base units, space and plumbing for washing machine, stainless steel sink with drainer, extractor, window to side aspect, vinyl flooring, door to rear garden and access to integral garage.

Bedroom One

11'8 x 11'4 (3.56m x 3.45m)

With carpeted flooring and window to rear aspect.

En Suite

With shower cubicle having electric shower, WC, sink, extractor fan, window to rear aspect and vinyl flooring.

Bedroom Two

12'10 x 10'7 (3.91m x 3.23m)

With built in wardrobes having sliding doors, carpeted flooring and window to front aspect.

Bedroom Three

10'7 x 10'6 (3.23m x 3.20m)

With carpeted flooring and window to front aspect.

Bathroom

8'4 x 9'10 (into shower) (2.54m x 3.00m (into shower))

With bath having shower over, WC, bidet, sink with storage cupboard underneath, extractor fan, window to rear aspect, part tiled walls and vinyl flooring.

Integral Garage

20'10 x 14'8 (6.35m x 4.47m)

With power, electric roller door and cloakroom having WC and sink.

Garden

Low maintenance rear garden with gravel area surrounded by paved paths and raised flower bed.

Energy Performance Certificate

The property has an energy rating of 'D', The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0360-2905-4680-2826-5571

Services

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

Local Authority

Council Tax Band 'D' payable to 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.

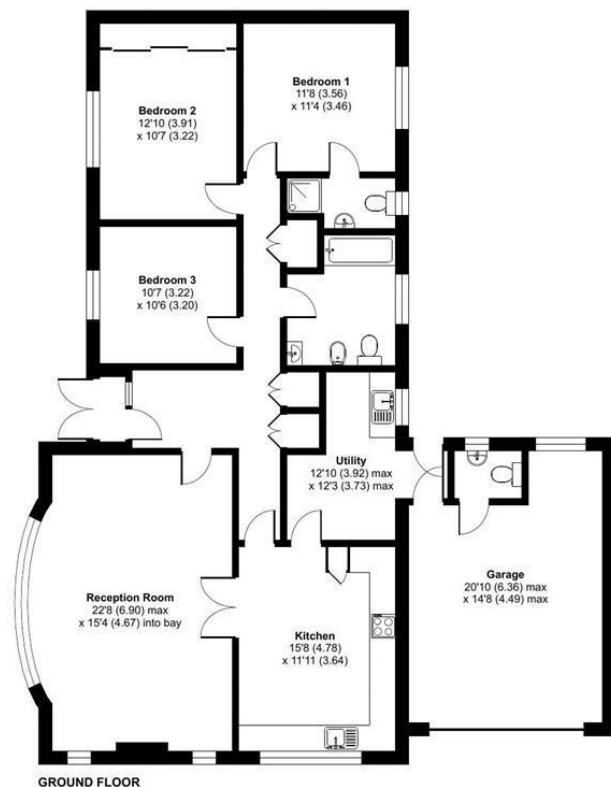
What 3 Words

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Well Vale Drive, Chapel St. Leonards, Skegness, PE24

Approximate Area = 1379 sq ft / 128.1 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 1673 sq ft / 155.4 sq m
For identification only - Not to scale

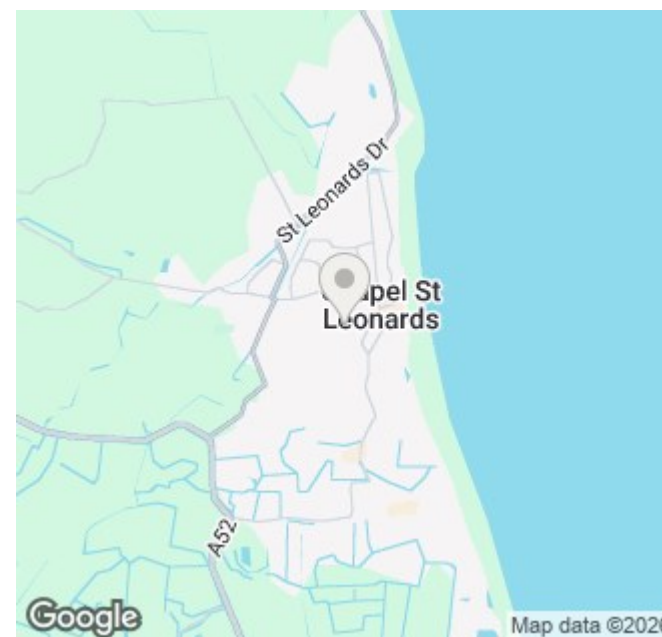


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Willsons. REF: 1511251

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.

