



**Willows South Road, Chapel St. Leonards Skegness PE24 5TR**

**welcome to**

## **Willows South Road, Chapel St. Leonards Skegness**

Look at this Fantastic 4 Bed Detached Family Home in Sought after Location of Chapel St Leonard's which boasts the popular Seafront as well as the North Sea Observatory & the Chapel Point Nature Reserve.

### **Entrance**

Entrance door leads into the Hallway

### **Hallway**

An impressive Hallway with tiled flooring, radiator and stairs leading to the first floor accommodation. Doors lead into the following rooms:

### **Kitchen**

12' 9" x 10' 9" ( 3.89m x 3.28m )

With a double glazed window to the front elevation, fitted wall, base and drawer units, 1 and a half bowl inset sink, integrated fridge and freezer, integrated wine chiller, tiled flooring, ceiling spot lights and radiator.

### **Breakfast Room**

9' 10" x 8' ( 3.00m x 2.44m )

With full length double glazed window to the side elevation, radiator, coving and door leading into the Dining Room.

### **Utility Room**

14' 3" x 9' 9" Max ( 4.34m x 2.97m Max )

With two double glazed windows to the front and side elevation creating a lovely sunny dual aspect, there is fitted base and wall cupboards, space for appliances if required, tiled flooring, radiator, stainless steel sink

### **Wc**

3' 5" x 7' 5" ( 1.04m x 2.26m )

Comprises of WC, wash hand basin, tiled splashbacks, tiled flooring and coved ceiling.

### **Lounge/ Dining Room**

22' 5" x 13' 10" Max ( 6.83m x 4.22m Max )

With a double glazed window to the side elevation,

patio door to the side aspect, radiator, tiled flooring, and ample space for a dining table if required, open archway leads into the Lounge. Door leads into the Breakfast Room.

### **Lounge**

22' 5" x 13' 10" ( 6.83m x 4.22m )

With double glazed window to the side elevation creating a sunny aspect into the garden, tiled flooring, multi fuel burner with exposed brick and a tiled hearth surround which is a lovely feature to the room.

### **Inner Hallway**

With an opaque high level window to the side aspect and door leads into:

### **Study Area**

9' 9" x 13' 9" ( 2.97m x 4.19m )

Versatile room in which the current vendor is using the space for gym equipment, with a double glazed opaque window to the side, radiator, coved and textured ceiling, loft hatch access, door to:

### **Office**

6' 4" x 5' 5" ( 1.93m x 1.65m )

With double glazed opaque window to the side aspect, fitted desk, drawers and shelving and wall cupboards

### **Sunroom**

35' 1" Max x 25' 5" Max ( 10.69m Max x 7.75m Max )

With double glazed patio doors and window to the side elevation creating a lovely sunny aspect, vaulted ceiling, tiled flooring, exposed brick walls and wall lights. This room does have the potential to re-store the swimming pool which has been tiled over.







### **Landing**

With airing cupboard, double glazed window to the front elevation, coving, loft hatch access and open banister stairs.

### **Bedroom 1/ Master Bedroom**

15' 11" x 13' 10" ( 4.85m x 4.22m )

With double glazed window to the side aspect, radiator, coving and door into:

### **En-Suite**

With a double glazed window to the side aspect, shower cubicle with dual shower head including rainfall shower head, low level WC, pedestal wash hand basin, radiator and ample fitted cupboard with shelving

### **Bedroom 4**

20' 8" Max into robe x 10' 11" max into recess ( 6.30m

Max into robe x 3.33m max into recess )

With a double glazed window to the front aspect, coving, ceiling spot lights, fitted wardrobes, drawers and shelving.

### **Bedroom 2**

13' 11" x 8' 3" ( 4.24m x 2.51m )

With a double glazed window to the side aspect, radiator and fitted wardrobes.

### **Bedroom 3**

13' 11" x 8' 3" ( 4.24m x 2.51m )

With a double glazed window to the side elevation

### **Bathroom**

With a double glazed window to the side aspect, panelled bath, pedestal wash hand basin, low level WC, radiator, tiled walls and flooring.

### **External Front**

To the front of the property it is lawned with a driveway leading to the garage, enclosed wall with iron gates and gravelled areas.

### **Double Garage**

With a window and door to the side gardens, light and power connections.

### **Rear**

The main of the gardens are mainly lawned and has a patio area, there are flower and shrub borders enclosed by hedging and fencing. There is a brick built log store, raised decked area for seating with lighting and two outside taps. There is also an attached outbuilding which is useful for storage.



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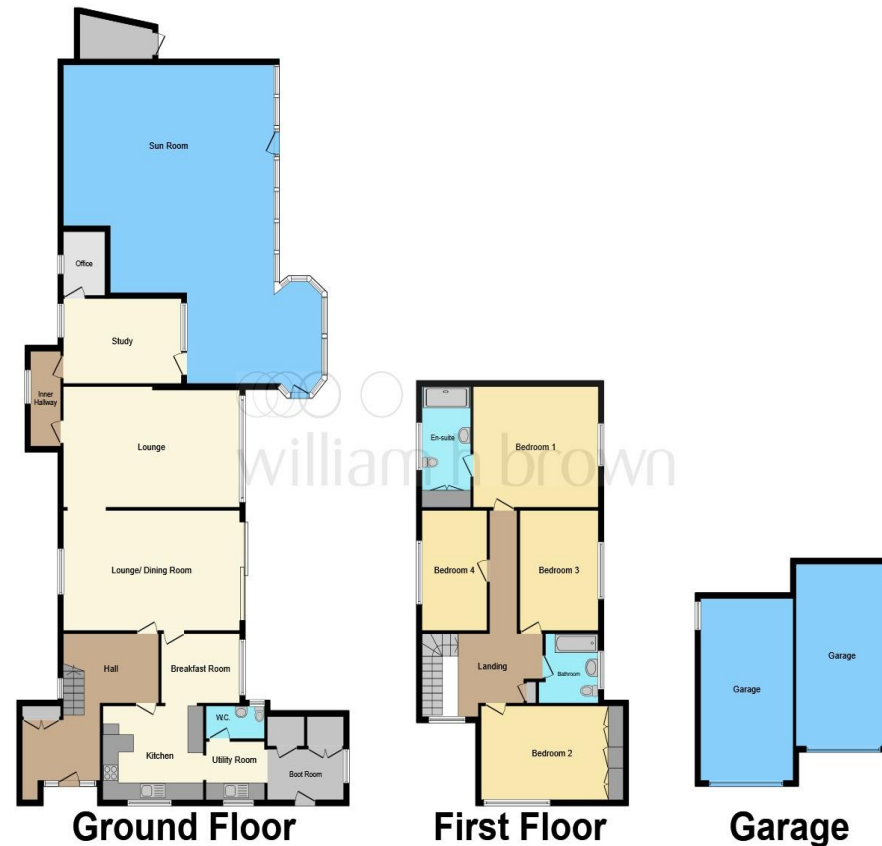
- Must be seen ...
- 4 Bed Detached Family Home
- Located in Sought after area - few minutes walk from Beach
- Driveway & Garage Parking
- Viewing absolutely necessary - call us today on 01754 768311

Tenure: Freehold EPC Rating: E

**£425,000**

**directions to this property:**

See multi-map Illustration



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01754 768311**



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)