



OXFORD FAMILY ESTATES
Property Sales and Services



Well Vale Court, Chapel St. Leonards, Skegness, PE24 5QR

£295,000

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Oxford Family Estates is thrilled to offer this stunning 3 bedroom detached bungalow in the sought after Well Vale area of Chapel St Leonards. Tucked away in a private cul-de-sac it offers an En-suite master bedroom with its own access to one of two conservatories making this property ideal for family's moving with a parent or dependant adult, or those who simply like their own space.

Entrance Hall

Kitchen 3.46m max x 3.77m max (11'4" max x 12'4")

Lounge 3.80m max x 5.02m max (12'5" max x 16'5" max)

Master Bedroom 2.80m x 2.60 (9'2" x 8'6")

En-suite 1.81m x 2.23m (5'11" x 7'3")

Conservatory 2 3.29m x 2.65m (10'9" x 8'8")

Bedroom 2 3.46m x 2.96m (11'4" x 9'8")

Bedroom 3 2.33m x 2.96m (7'7" x 9'8")

Bathroom 2.34m x 1.83m (7'8" x 6'0")

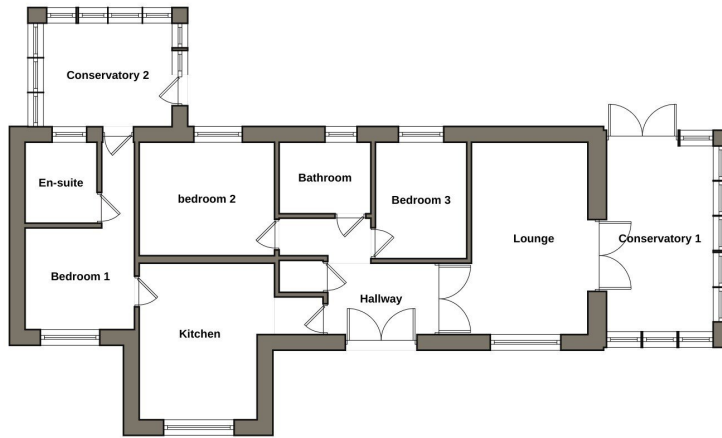
Conservatory 1 2.73m x 4.75m (8'11" x 15'7")

Outside

Access the block paved driveway via a short private road, one of 3 properties on this secluded cul-de-sac. Driveway with parking for two cars. Access to the front double doors via block paved pathway. with Side gate to rear garden.

In the sunny rear garden there is a patio area, with awning and a lovely long lawn the length of the property. To the side useful shed. The oil tank is situated behind the shed on the same side. The rear fencing backs on to a brook area which is owned and maintained by the owner.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 3 Bedroom Detached Bungalow
- 2 Conservatories
- South facing garden backing on to brook
- 8 minute walk to the beach front
- Oil central heating system with combi boiler
- En-suite master bedroom
- Quiet private cul-de-sac close to village centre.
- Large kitchen with breakfast bar
- Driveway with parking for two cars
- EPC rating D, Council tax band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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