



OXFORD FAMILY ESTATES
Property Sales and Services



St. Leonards Drive, Chapel St. Leonards, Skegness, PE24 5RB

£250,000

3 2 2



Oxford Family Estates are pleased to present this charming 3 bed detached house in sought-after location less than 200 yards to beach and North Sea Observatory. The property offers a lovely size lounge with open plan to the dining room, nice modern kitchen and a downstairs bedroom and bathroom. Upstairs has a master bedroom with en-suite and a third bedroom. There is a lovely cottage style front garden with off road parking for 2 vehicles and a nice rear patio area. The property could come fully furnished making for an easy move.

Kitchen 2.93m x 2.99m (9'7" x 9'9")

Lounge 3.42m x 5.57m (11'2" x 18'3")

Dinning room 3.33m x 3.56m (10'11" max x 11'6" max)

Master Bedroom 3.53m max x 4.74 max (11'6" max x 15'6" max)

En-suite 1.85m x 1.71m (6'0" x 5'7")

Bedroom 2 (Downstairs) 2.87m x 3.55m (9'5" x 11'7")

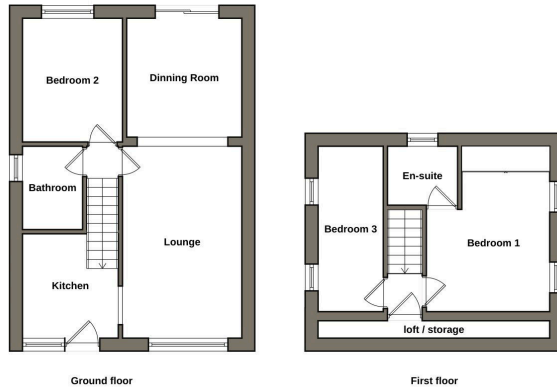
Bedroom 3 1.84m x 4.74m (6'0" x 15'6")

Bathroom (Downstairs) 1.72m x 2.39m (5'7" x 7'10")

Outside

Gated driveway with parking for 2 vehicles. Lovely bordered front garden with side gates to rear garden. Large decking with outdoor table, chairs and parasol. Rear garden backs on to the dunes of the beach. Less that 2 minute walk to the access ramp to the beach at the North Sea observatory & Chapel Point area of the village.





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

- Detached House
- Less than 200 yards to beach & North Sea Observatory
- Rear garden backs on the dune
- Ideal home or Investment Opportunity
- Oil Central Heating
- 3 bedroom, 1 en-suite and 1 groundfloor bedroom and bathroom.
- Large open plan lounge & dining room
- Gated Driveway
- Well presented with option to be fully furnished.
- Tax Band B, EPC Rating E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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