



OXFORD FAMILY ESTATES
Property Sales and Services

rightmove 



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

£270,000

3 2 2



Oxford Family Estates are proud to present this well presented 3 bedroom, detached house with en-suite master bedroom and ground floor 2nd bedroom, shower room and open plan lounge, dining room all within 200 yards of the beautiful Lincolnshire coastline. An ideal property for any family looking to move close to the beach with a downstairs bedroom, as a second property with the option of being fully furnished, or even as an investment opportunity as a holiday let with full bookings up to March 2024.

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")

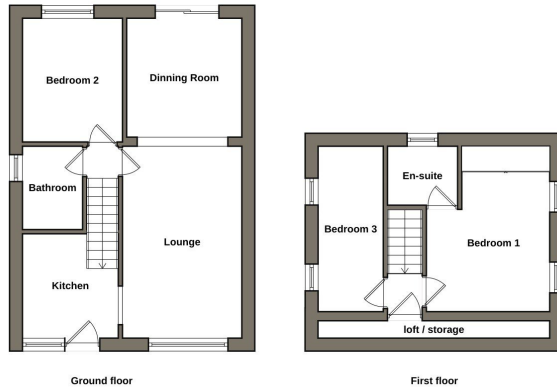
Bedroom 3 1.84m x 4.74m (6'0" x 15'6")

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