



OXFORD FAMILY ESTATES  
Property Sales and Services

rightmove 



Rays Way, Chapel St Leonards, PE24 5WA

Reduced to £275,000

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Oxford Family Estates are pleased to bring to the market a recently built 2 bedroom detached bungalow which still has an 8 years NHBC warranty. The property offers a lovely lounge diner, good size kitchen and 2 double bedrooms one with en-suite. A perfect chance to buy an almost new home with many added extras.

The property benefits from Lpg central heating throughout.

### **Entrance Hallway**

**Kitchen** 3.55m x 3.14m (11'7" x 10'3")

**Lounge Diner** 7.59m x 4.02m narrowing to 3.06m (24'10" x 13'2" narrowing to 10')

**Master Bedroom** 4.15m x 3.25m (13'7" x 10'7")

### **Master En-suite**

**Bedroom 2** 4.95m 3.07m (16'2" x 10')

**Bathroom** 2.91m x 1.91m (9'6" x 6'3")

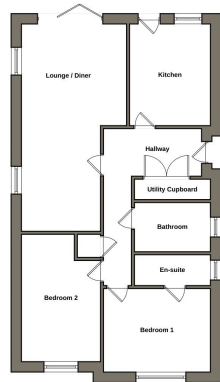
**Outside** The front of the property has a good size gravelled driveway with a lawn to one side set with various trees and shrubs and access to the Lpg tank. A path down the side of the bungalow leads to the side porch entrance to the property and a wooden gate to the rear garden.

### **Veranda**

On the rear of the property is a very useful veranda with patio area which runs the width of the bungalow and is covered in at the sides at one end and open to the garden at the other. The Bi-folding patio doors from the lounge and the kitchen door open into it.

The rear garden flows after the veranda onto a gravelled area with borders of various plants and shrubs and a small fish pond. Through the ornate archway there is a great vegetable garden area with a timber garden shed. The whole garden is securely fenced in.





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

- Detached Bungalow
- 8 Years NHBC remaining
- Beautifully Presented
- Lpg Central Heating
- Council tax band C
- 2 Double Bedrooms 1 en-suite
- Lounge Diner
- Established Gardens
- Ready to move in with many extras to the new builds
- Viewing a must to appreciate size



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 81 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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