



OXFORD FAMILY ESTATES
Property Sales and Services



Prince Avenue, Chapel St. Leonards, Skegness, PE24 5RR

Reduced to £269,500

2 1 3



Oxford Family Estates are delighted to present this larger than average two double bedroom detached bungalow, with a really good size driveway providing parking for several vehicles and an integral garage with added storage area. The property also benefits from a separate dining room, 2 double bedrooms, home office, large lounge and a fantastic size conservatory providing more dining and seating space. Outside there is a good size private rear garden with lawn, patio area, greenhouse and shed. The property also benefits from Oil central heating and is set in a cul-de-sac location within the sought after village of Chapel St Leonard's. Anyone looking for a larger bungalow on a good size plot should book an early viewing.

Entrance Hallway 6.06m max x 1.78m max (21'10" max x 5'10" max)

Cloakroom 1.61m x 0.86m (5'3" x 2'9")

Dining room 2.46m x 3.19m (8'8" x 10'5")

Kitchen 2.38m x 1.78m (7'9" x 5'10")

Lounge 5.53m x 3.77m (18'1" x 12'4")

Bathroom 2.38m x 1.78m (7'9" x 5'10")

Office 2.51m x 3.55m (8'2" x 11'7")

Conservatory 7.80m x 3.24m (25'7" x 10'7")

Bedroom 1 2.87m x 3.56m (9'4" x 11'8")

Bedroom 2 3.03m x 3.55m (9'11" x 11'8")

Integral Garage 3.07m x 5.56m (10'0" x 18'2")

Outside Walled front opens to a large block paved drive up to entrance, double doors to lounge and garage. Gated side access to rear. The large rear garden and patio area is enclosed with fencing an not overlooked, creating a lovely private feel. With shed, oil tank, greenhouse, and gated access out to watercourse.





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

- 2 double bedroom
- Very large conservatory
- Large Driveway
- Integral Garage
- Good access for Mobility
- Detached bungalow
- office space
- Large enclosed garden
- Quiet Cul-de-sac
- Tax band C, EPC rating E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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