



OXFORD FAMILY ESTATES
Property Sales and Services



Elliott Way, Chapel St. Leonards, Skegness, PE24 5FH

£300,000

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Oxford Family Estates are pleased to present this good sized 4 double bedroom property with a sought after modern open plan kitchen- diner and living area which all flows nicely into a large conservatory. The property benefits from 2 downstairs bedrooms and a bathroom with 2 more upstairs including one very large Master bedroom with an en-suite and a walk in wardrobe. There is a large garage with utility area and integral door off the kitchen. The front driveway provides parking for several vehicles and the private rear garden garden has access onto the waterside bank. Viewing is highly recommended to fully appreciate the full potential and size of the property which is in a great Cul-de-sac location.

Entrance Hallway 5.77m x 2.38m max (18'11" x 7'9"max)

Lounge Kitchen Diner 8.65m x 6.09max (28'4" x 19'11"max)

Conservatory 6.63m x 2.53 min (21'9" x 8'3" min)

Bedroom 3 3.74m x 3.24m (12'3" x 10'7")

Bedroom 4 3.66m x 3.25m (12' x 10'7")

Downstairs Bathroom 2.88m x 2.45m (9'5" x 8')

Upstairs Master Bedroom 7.04m max x 5.71 max (23'1" max x 18'8"max)

Master En-suite 2.65m x 1.77m (8'8" x 5'9")

Garage 5.95m max x 4.94max (19'6" max x 16'2"max)

Outside The front of the property is mainly block paved giving ample parking space for several vehicles and access to the garage. There is a lawned area and side access to the rear of the property. The rear garden is fully enclosed and private with a patio area, a shed and a decked area. There is a lean to area currently housing a hot tub (unsure if working) and oil tank for the heating and hot water system. There is a gate in the rear fence giving access to the waterside walkway which runs along the rear of the properties.





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

- Tax Band D, EPC rating D.
- Viewing recommended to appreciate size!
- Garden back onto Watercourse
- Conservatory
- Large Open Plan Kitchen/ Diner/Lounge
- Garage & Driveway for multiple vehicles
- Quiet Cul-de-sac location
- En-suite master bedroom with walk in wardrobe
- Detached Dormer Bungalow
- 4 Double Bedroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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