

Brackenhurst, Chapel St Leonards O.I.R.O. £400,000



 **4**

 **3**

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- 4/5 bedroom, 2 en-suite
- Detached dormer bungalow
- Double garage
- Large Kitchen with Island
- Downstairs Bedroom & En-suite

- Landscaped Garden
- Log Burner & Oil Heating
- Potten Heritage Range -
Douglas Fir Timber Frame
- Viewing Highly Recommended
- Tax Band A EPC Rating



Oxford Family Estates are delighted to present this unique Heritage Range Potton House. This 4/5 bedroom detached dormer bungalow has exposed Douglas fir timber posts throughout. This feature rich property is finished to a high standard, with a downstairs en-suite bedroom, separate toilet and kitchen with island. The conservatory, which is laid out as an additional dining space currently flows out through double doors to the landscaped garden and double garage with electric roller doors. Be sure to check out the video tour and 360 degree virtual tour to take your own look round.

Potton - Comberton - Heritage Range

The house is a Potton designed house called the Comberton from a range called Heritage that was known at the time for using large dimension Douglas fir posts and beams to support the structure internally. The external walls of the structure are timber frame construction. It was built 1995-1996, there are only 2 Potton Houses in Chapel St Leonards, and only around 200 in Lincolnshire according to Potton themselves.

Entrance hallway

Upvc door in this welcoming & wide entrance hallway servicing lounge, WC, bedroom 5/study and dining room. U shaped carpeted stairs to the first floor.

Dinning room 4.47m x 2.22m (14'7" x 7'3")

Upvc double glazed window to front elevation and radiator. Internal wooden double doors open into Kitchen.



Kitchen 3.38m x 5.64m (11'1" x 18'6")

Fitted with a range of base units, display cabinets and an Island with exposed Douglas fir support beam. With space and plumbing for Dishwasher & washing machine, electric oven and extractor hood fitted above. 1&1/2 stainless steel sink under two Upvc double glazed windows over looking the garden. Upvc part double glazed door out to side elevation.



Lounge 5.73m max x 5.63m max (18'9" max x 18'8" max)

Centred around the inglenook fireplace and multi-fuel burner, with opening leading out to the conservatory. Upvc double glazed window to side elevation.



Conservatory (D - shaped)

Upvc double glazed conservatory with pointed roof and light/fan. Currently laid out as an additional dining space. Double doors lead out on to the garden and patio area.



Bedroom 5/study (Downstairs) 4.93m max x 2.24m (16'2" max x 7'4")

Currently laid out as a 2nd dining room, but could easily be used as an office or a 5th bedroom. Upvc double glazed window to front elevation and radiator.

Bedroom 3 (downstairs) 3.48m x 3.50m max (11'5" x 11'5" max)

D shaped bedroom with multiple glazed bay windows to rear elevation.



En-suite 3.13m x 0.70m (10'3" x 2'3")

En-suite off the downstairs bedroom 3, with Electric shower, vanity unity sink and low level toilet.

Bedroom 1 4.43m x 3.48m (14'6" x 11'5")

Large double bedroom on the first floor with exposed Douglas fir support beam and en-suite. Upvc double glazed window to front elevation and Radiator.

En- suite 3.41m x 2.14m (11'2" x 7'0")

Fully tiled en-suite off bedroom 2 with an additional airing cupboard running full depth of the room. Quadrant shower enclosure with Triton electric shower. Vanity unit sink and low level toilet. Double glazed roof window. Heated towel rail

Bathroom 2.72m max 2.15m max (8'11" x 7'0")

Fully tiled family bathroom on the first floor with corner bath, pedestal sink and low level toilet. Double glazed roof window.

Bedroom 2 4.55m max x 4.53m max (14'11" max x 14'10" max)

Large L shaped double bedroom with area for dresser & wardrobe. Walk - in wardrobe into dormer roof space. Dual aspect Upvc double glazed windows to front and side elevations.



Bedroom 4 3.28m x 1.98m (10'9" x 6'5")

Single room currently being used as additional storage. Upvc double glazed window to front elevation and Radiator.

Double Garage

Brick double garage with electronic remote roller doors. Lighting and power points.

Outside

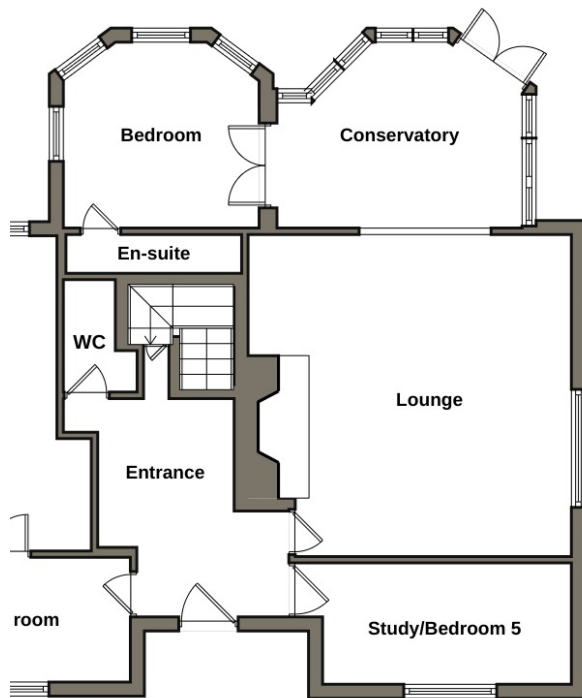
Walled front with raised beds, and block paved drive round to double garage. Front porch under cover of the dormer roof. Wood-chipped decorative area separates drive to rear garden. Green house and garden shed in the rear corner with additional lean-to shed/storage off the garage. Landscaped rear garden with patio and seating areas around the conservatory.

Chapel St Leonards

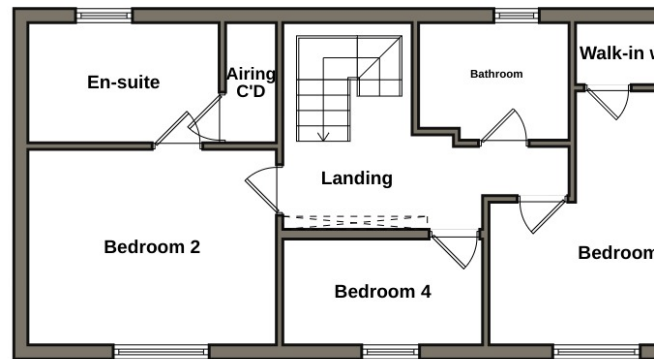
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





Ground floor



First floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		