

## Brocks Close, Chapel St Leonards

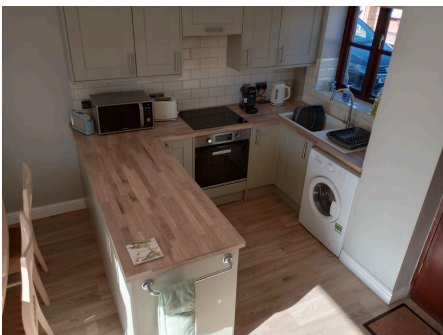
£169,950



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- **\*NO ONWARD CHAIN\***
- **2 Bedrooms**
- **Traditional Cottage Look**
- **Enclosed Rear Garden with Patio**
- **Separate Garage**

- **Kitchen Diner**
- **Close to Village Amenities**
- **Oil Filled Electric Radiators**
- **Tax Band A, EPC Rating D**
- **Ideal for 1st Time Buyers, or Rental Investment.**



**rightmove** 



Oxford Family estates is pleased to present this two double bedroom mid-terraced house, an ideal property for first time buyers or those looking for a rental investment. The property benefits from an open plan kitchen diner, with sliding door out the patio area and enclosed garden. With its recently modernised interior, in keeping with a cottage feel, a separate garage, two double bedrooms and a modern finished bathroom, this property has a lot to offer with NO ONWARD CHAIN.

**Kitchen diner** 4.47m max x 4.45m max (14'7" max x 14'7" max)

Enter the property through the wooden cottage door into the welcoming U-shaped kitchen space. Fitted with a modern range of wall and base units in sage green, with electric oven, Lamona electric hob and extractor fitted above. Composite sink with mixer tap under wooden frame double glazed window to front elevation. Space and plumbing for washing machine. Laminate flooring and wooden stairs to first floor, creating an under-stairs storage/cloak space. Dining area currently laid out with 4 seater dining set. Dual doorways leading into the lounge. Double glazed sliding door leading out to rear garden and patio. Electric radiator.

**Lounge** 4.17m max x 4.65m max (13'8" max x 15'3" max)

Good size lounge is currently laid out with two double sofas centred around fireplace with Dimplex electric log burner effect fire. Dual aspect with wood frame double glazed windows to front and rear elevations. Electric radiator.

**Bedroom 1** 3.15m x 4.62m (10'4" x 15'1")

Double bedroom currently laid out with 2 single beds, wooden frame double glazed windows to front and rear elevations. Electric radiator.





**Bathroom** 2.44m max x 1.94m max (8'0" max x 6'4" max)

With Bristan electric shower over the bath with shower screen. Vanity sink and low level toilet. Heated towel rail. Airing cupboard housing the immersion tank. Wooden frame obscure double glazed window to front elevation.

**Bedroom 2** 4.43m max x 2.54m max (14'6" max x 8'4" max)

Double bedroom with recessed space for wardrobe. Wooden frame windows to rear elevation and electric radiator.

## Garage

Single garage with up and over door, sits separate from the main building at the entrance of the cul-de-sac, with additional parking/gravel area to the side.

## Outside

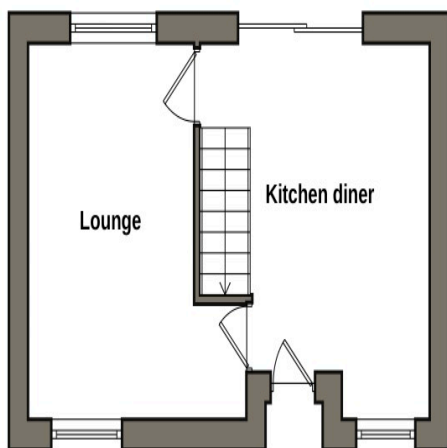
The front of the property has shrubs at pavement level and a recessed doorway arch as part of the cottage aesthetics. The rear garden is enclosed with private 6 foot fencing, ideal for pets and bordered with hedges and shrubs. Large patio area and shed.



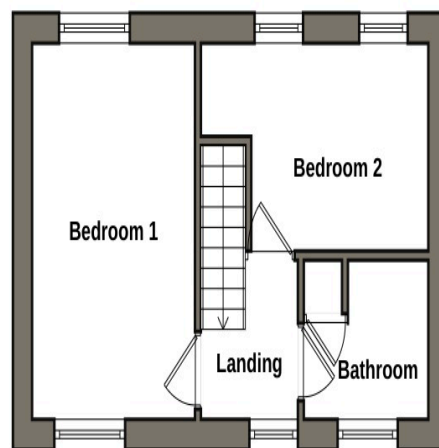
## Chapel St Leonards

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		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		