

**St Leonards Drive, Chapel St Leonards      £100,000**



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- Detached bungalow
- Two double bedrooms
- Wet Room Bathroom
- Lots Of Character
- Off Road Parking

- Oil Central Heating
- Short Walk to Beach
- Freehold
- Non Standard Construction
- Tax Band A, EPC Rating F





Oxford Family Estates bring to the market a characterful 2 Bedroom Detached Bungalow of Non Standard Construction with a kitchen, wet room bathroom and off road parking. It would be great for anyone down sizing or looking for a holiday home with no ground rent to pay as it is freehold.

**Porch** 6.03m 0.98m (19'9" x 3'2")

Enter the property via Upvc part double glazed door and porch on dwarf wall. There are lovely leaded wooden double doors and windows into the lounge. Radiator power and lighting.

**Lounge/diner** 6.19m x 3.61m (20'3" x 11'8")

Centred around electric fire on composite hearth and surround. Space for 4 seater dining set. Triple aspect with upvc double glazed windows to front and side elevations.

**Master Bedroom** 3.96m x 2.79m (12'11" x 9'1")

Large double bedroom with dual aspect Upvc windows to rear and side elevations. Two radiators.

**Kitchen** 3.35m x 3.07m (10'11" x 10')

Fitted base and wall units with Indesit washing machine and Montpellier tumble dryer. Freestanding Beko electric oven. Fridge freezer. Recessed display shelving. Upvc double glazed window to side elevation, Central heating boiler and a radiator.

**Bedroom 2** 3.32m 3.03m (10'10" x 9'11")

Double bedroom with space for wardrobes and drawers. Upvc double glazed window to side elevation and radiator.



**Bathroom** 2.03m x 1.66m (6'7" x 5'5")

Wet room flooring with part tiled walls. Mira electric shower and curtain. Pedestal sink and low level WC. Obscure Upvc double glazed window to rear elevation.

**Outdoor**

South facing front garden which is mainly stoned with raised flower beds and a seating area. There is access to both sides of the property one housing the oil tank and in the rear garden there is a shed. Concrete slope leading up to alternative entrance to the property through the kitchen.

**Note**

Please note the property is Non Standard Construction and will need to be a cash purchase.





## 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.



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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		