

**Jubilee Parade, Chapel St Leonards**

**£240,000**



 **3**

 **1**

 **2**



- Detached Bungalow
- Finished To High Standard Throughout
- 3rd Bedroom / Dining Room
- Quiet Cul-de-sac Location
- Large Conservatory

- Long Drive & Single Garage
- South Facing Garden
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- Oil Central Heating
- Tax Band B, EPC rating D



**rightmove** 



Oxford Family Estates are delighted to share this well presented detached bungalow with a large conservatory and garage, in a quiet secluded cul-de-sac Step into this 2/3 double bedroom bungalow off the large drive with space for multiple vehicles, into a property finished to a high standard throughout. With the option to have a separate dining room or 3rd bedroom, modern kitchen and bathroom and landscaped front and rear gardens, the property is low maintenance and ready to move in.

### Entrance hallway

Enter the property through the Upvc door from the drive, into the hallway servicing all rooms with the exception of the conservatory. Airing cupboard housing the Worcester Oil Combi boiler, with 1 year warranty still left at the time of listing the property.

### Lounge 4.20m x 3.73m (13'9" x 12'2")

Centred around a gas fireplace (LPG bottled) on tiled hearth, with full height Upvc double glazed window to front elevation, creating a light and welcoming room.

### Kitchen 2.86m x 2.40m (9'4" x 7'10")

Fitted with a range of wall and base units in gloss white with wood effect worktops and tiled floor. 1 & 1/2 ceramic sink with flexible mixer tap under Upvc double glazed window to side elevation. Fitted Gorenje double oven & grill in tower unit with space and plumbing for washing machine and under counter fridge. Beko electric hob with extractor hood fitted above.

### Bathroom 2.77m x 1.59m (9'1" x 5'2")

Bath with Triton electric shower above and shower screen. Pedestal sink, heated towel rail. Fully tiled walls and floor with obscure Upvc double glazed window to side elevation.





**Master Bedroom** 3.73m x 3.33m (12'2" x 10'11")

Double bedroom with fitted wardrobes and built in cupboards over the bed. Vertical radiator and Upvc double glazed window into conservatory and overlooking rear garden.

**Bedroom 2** 3.43m x 2.55m (11'3" x 8'4")

Double bedroom with radiator and Upvc double glazed window to front elevation.

**Bedroom 3 / Dining Room** 3.43m x 2.23m (11'3" x 7'3")

Currently laid out as a separate dining room. Sliding Upvc double glazed door to the conservatory.

**Conservatory** 5.84m x 3.84m (19'1" x 12'7")

Large P shaped, wood effect Upvc double glazed conservatory on low level brick wall. Poly-carbonate Georgian style roof with ceiling fan and light. Blinds fitted throughout. French double doors out to patio area.

**Garage** 5.62m x 2.70m (18'5" x 8'10")

Up and over door with power and lighting and window to the rear.

**Outside.**

The front of the property is laid to stone, with a decorative patio and plants. Slabbed pathway and drive down the length of the property with an outdoor tap, leading to the single garage and gated access to rear. The patio rear garden has multiple stone and slate beds with

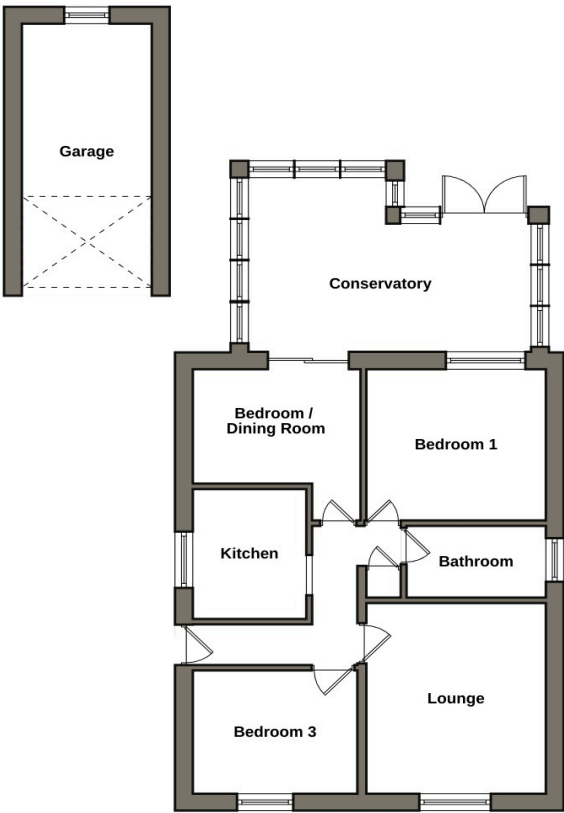
potted plants and trees, creating two secluded patio seating area. The oil tank is situated to the rear of the garage.



### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		