



OXFORD FAMILY ESTATES  
Property Sales and Services



# Kullervo, Skegness Road, Chapel St. Leonards

£220,000

3 1 2



Oxford Family Estates are pleased to offer for sale a 3 Bedroom Semi Detached Bungalow with open views to the front. The property has 3 double size bedrooms and large bathroom with wet room shower area and separate bath. A good size lounge with double doors leading into a large conservatory overlooking the rear garden. Outside there is 2 driveways providing parking for several vehicles and in the large garden there is a 40' x 15' garage\workshop with 2 more sheds and an aviary/dog kennel. Viewing is recommended to appreciate the property fully.

### Hallway

**Lounge** 4.39m max x 4.28m max (14'4" max x 14'0" max)

**Kitchen** 2.44m x 3.21m (8'0" x 10'6")

**Conservatory** 7.02m x 3.05m (23'0" x 10'0")

**Bedroom 1** 2.67m x 4.73m (8'9" x 15'6")

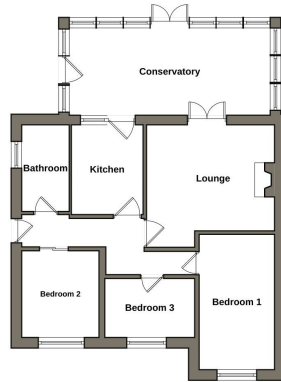
**Bedroom 2** 2.72m x 3.03m (8'11" x 9'11")

**Bedroom 3** 3.14m x 2.06m (10'3" x 6'9")

**Bathroom** 1.66m x 3.03m (5'5" x 9'11")

**Outside** Two gated driveways provide off street park for multiple vehicles. A low maintenance gravel front leads up the drive to double gates and 40 x 15 foot prefab garage. Two wooden sheds, one of which has an aviary/dog kennel if required. Private rear garden laid to lawn with bordered edges and nice patio area. The property sits in a semi-rural location with open field views out the front.





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

- 3 Bedroom
- Large enclosed garden
- Large Conservatory
- 2 Driveways
- LPG bottled gas central heating
- Semi-detached bungalow
- 40' Garage & Workshop
- Quiet semi-rural location on edge of village
- Short walk to village centre
- Tax Band A, EPC rating D,



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



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