

Meadow Bank, Chapel St Leonards

£800,000



 4

 3

 2



- Large Detached Bungalow
- 3/4 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Home Office/4th Bedroom

- Kitchen plus Large Utility Room
- Integral Double Garage
- Workshops, Summer house & Hot tub retreat
- Viewing Highly Recommended
- Tax Band G EPC Rating D



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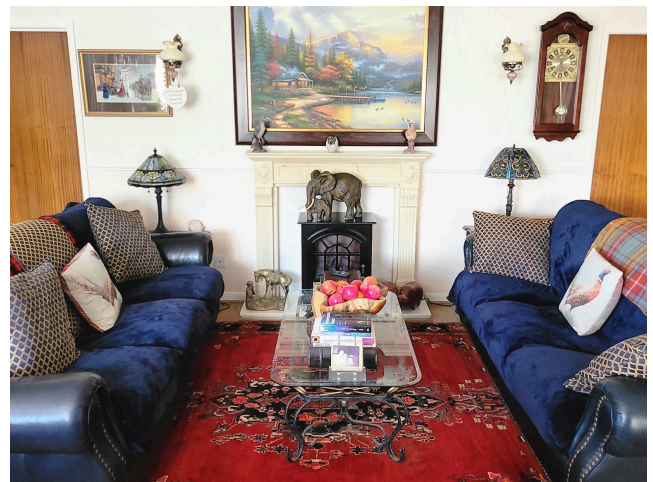
Accessed over a private bridge with electric gates and sitting in almost an acre of mature gardens, Oxford Family Estates are pleased to present this large 3/4 Bedroom detached Bungalow on the edge of the popular village of Chapel St Leonards. The property also boasts 3 reception rooms, 3 bathrooms, a kitchen plus a large utility room and an integral double garage with remote roller door. There are numerous garden buildings in the large secure gardens including a secluded hot tub retreat. Viewing is highly recommended to fully appreciate what is on offer.

Entrance Hall 5.58m x 3.33 (18'3" x 10'11")

Enter through Upvc door with dual aspect Upvc double glazed windows to front and side elevations creating a bright and welcoming entrance space. Stepped opening up to the lounge with feature columns. Access to the side hallway and separate toilet. Tiled flooring and plenty of space for coat hanger, boot storage and display furniture.

Lounge 8.22m x 6.09m (26'11" x 19'11")

Large open lounge currently laid out with 2x four seater settees and 3 large single recliners. Centered around electric fire on marble fireplace. 2m x 2m atrium with velux electric remote control windows and Led lighting. Laminate flooring throughout. Wood & glass double doors to conservatory. Archway through to side hallway servicing bedrooms and bathroom.



Dining / Reception Room 6.92m x 5.61m
(22'8" x 18'4")

Laminate flooring throughout. Currently laid out with 8 person dining table and 2 x 3 seater settees in front of the electric log burner effect fire on marble hearth. Wood and glass double doors through to the conservatory. 2 radiators and Upvc double glazed bow window overlooking rear patio.

Conservatory 8.99m x 2.88m (29'5" x 9'5")

Large brick inglenook fireplace with log burner fitted. Brick columns with Upvc double glazing and sliding door to rear garden and patio. Tiled flooring and two sets of wooden double doors to the lounge and dining rooms. Plenty of power sockets, TV aerial cable and ceiling light with fan.

Kitchen 4.69m max x 4.37m max (15'4" max x 14'4" max)

Fitted with a range of wall and base units in gloss white with granite worktops. Space and plumbing for washing machine and American style fridge freezer with water dispenser. Integrate Bosch double electric oven and grill. NEFF gas 5 burner hob, supplied by bottled LPG gas, with extractor hood above. Double stainless steel Smeg sink with mixer tap under dual aspect Upvc double glazed windows to the rear and side elevations. Doorway to storage/airing cupboard and through to the laundry/kitchenette.



Laundry Room / Kitchenette 8.74m max x 2.91m max (28'8" x 9'6")

2nd full kitchen fitted with wall and base units, 1&1/2 stainless steel sink, integrated electric oven and hob with extractor above. Space and plumbing for washing machine, tumble dryer and American style fridge freezer. Upvc double glazed window to side elevation and two doors to both the front and side of the property. Internal wooden door to the garage. Gabarron electric storage heater.



Airing Cupboard/Storage Room 2.41m x 1.51m (7'10" x 4'11")

Shelving providing plenty of storage. Houses the immersion hot water tank.



Pantry 1.80m x 1.52m (5'10" x 4'11")

Useful shelved pantry cupboard.

Hallway 4.23m x 1.62m (13'10" x 5'3")

Coming off the lounge and servicing all the bedroom and main bathroom. Loft access, with insulation and partially boarded for storage.



Master Bedroom 5.66m x 5.29m (18'6" x 17'4")

With 3 double and 1 triple fitted wardrobe, currently laid out with a Super-king bed and reclining single chair, making for a very large comfortable room. With laminate flooring throughout, 2 radiators and dual aspect Upvc double glazed windows to the side and rear elevations. Wooden arched double doors through to the en-suite.



En-Suite Bathroom 3.61m x 2.89m (11'10" x 9'5")

Quadrant shower enclosure with Triton electric shower. Freestanding claw foot bath, low level toilet and vanity unit sink. Upvc double glazed window.

Bedroom 2 5.36m x 3.13m (17'7" x 10'3")

Fitted wardrobes and dresser unit, king size bed, bedside cabinets and radiator under Upvc double glazed window to the front elevation. Ceiling light and fan.

Bedroom 3 4.17m x 3.24m (13'8" x 10'7")

Fitted wardrobes and dresser unit, king size bed, bedside cabinets and radiator under Upvc double glazed window to the rear elevation. Ceiling light and fan.

Bathroom 3.24m max x 2.93m (10'7" x 9'7")

Hallway 6.16m x 3.00m max (20'2" x 9'10"max) - Doors to:

Connecting the front entrance to the reception/dining room, this hallway has the 4th bedroom/study, the WC & shower room, 2 x storage cupboards and internal access to the garage.



Bedroom 4/Study 3.01m x 1.79m (9'10" x 5'10")

Currently laid out as a DVD library, but could be used as a 4th bedroom if required.

Shower Room 3.03m x 1.71m (9'11" x 5'7")

Separate WC ideal for guests or use from the lounge/dining room. Electric shower in walk in enclosure.

Garage 6.70m max x 5.41m (21'11" x 17'8")

Double garage with remote electric roller door and 2 sets of internal doors. One of the access points to the loft, with fitted ladders. Houses the Worcester oil boiler.

Outside

Accessed over a private bridge with remote electric gates, and walk-in gate, the property sits gracefully in almost an acre of well maintained and impressive gardens. The large front drive recently surfaced provides ample parking for multiple vehicles and also has a built in cover for one vehicle. To the right of the drive there is fenced off potted front garden laid with stones. To the left there is a gate to the side paddock with established arboretum and feature well. There is a workshop and log store.

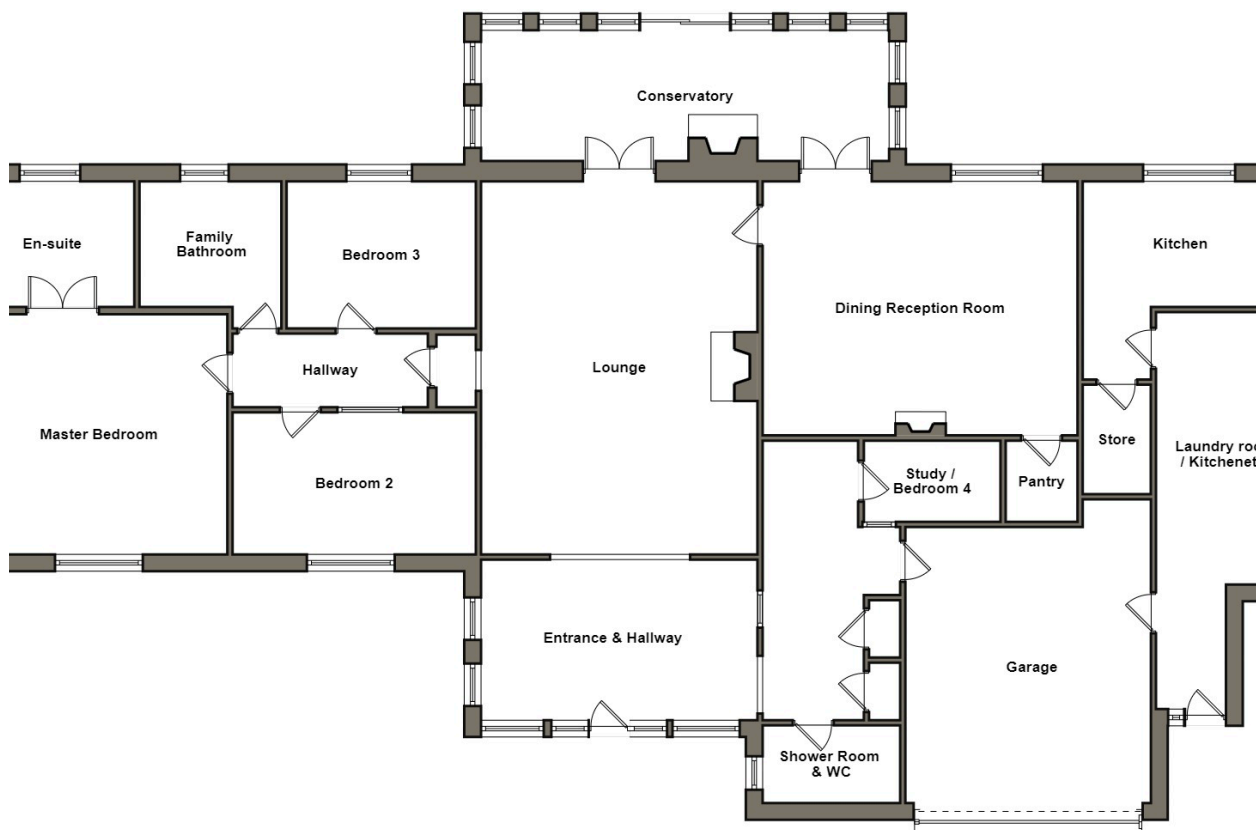
Multiple gates provide access to the rear gardens and patios. With a range of cabins, summer houses, workshop and plenty of space to entertain friends and family with 2 patio areas off the conservatory and plenty of space for the BBQ. Open fields surround the gardens to two sides with established trees and hedges creating a private and secure property.



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.

