

10 Swallow Close , Chapel St Leonards £205,000



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- ****NO ONWARD CHAIN****
- **3 Double Bedroom**
- **Detached Bungalow**
- **Quiet Cul-de-Sac Location**
- **Large open plan lounge/diner**

- **Large Garden**
- **Ample Driveway**
- **Garage**
- **12 minute walk to North Sea Observatory and village centre**
- **Tax Band C, EPC rating E.**



****NO ONWARD CHAIN**** Oxford Family Estates is pleased to present this 3 double bedroom detached bungalow, with a recent new bathroom, sizable lounge/diner and good sized garden. Set in a lovely quiet Cul-de-Sac location a short walk away from the North Sea Observatory and beach. Will provide the perfect opportunity to create your own ideal home. Viewing is highly recommended to appreciate the value, size and location. Property would benefit from a heating system.

Kitchen 2.87m x 3.03m (9'4" x 9'11")

Enter the property via a uPVC half double glazed door at the side of the property into the kitchen. Fitted base units with space for washing machine. Electric Lamona oven and hob fitted. Stainless steel sink and drainage board fitted by uPVC double glazed window to side elevation.

Lounge/Diner (& hallway) 6.76m max x 4.86m max (22'2" max x 15'11" max)

Upvc double glazed windows to front and side elevation including Bow window in the lounge area. Electric storage heater. Leads to rear hallway area, accessing all further rooms.

Bedroom 1 3.45m x 3.33m (11'3" x 10'11")

Good size double bedroom. Upvc double glazed window to rear elevation.

Bedroom 2 3.17m x 3.02m (10'4" x 9'10")

Double bedroom with Upvc double glazed window to rear elevation. Upvc double glazed door leading to garden. Currently has sink plumbed into a wall unit.



Bedroom 3 2.50m x 2.74m (8'2" x 8'11")

Double bedroom with Upvc double glazed window to side elevation.

Bathroom

Recently refurbished fully tiled bathroom comprising of bath with shower fitted over, pedestal sink and low level wc. Obscure glazed Upvc window to side elevation.

Garage 2.48m x 5.90m (8'1" x 19'4")

Adjoining the main building, with power and lighting. Accessible via a wooden construction side door.

Outside

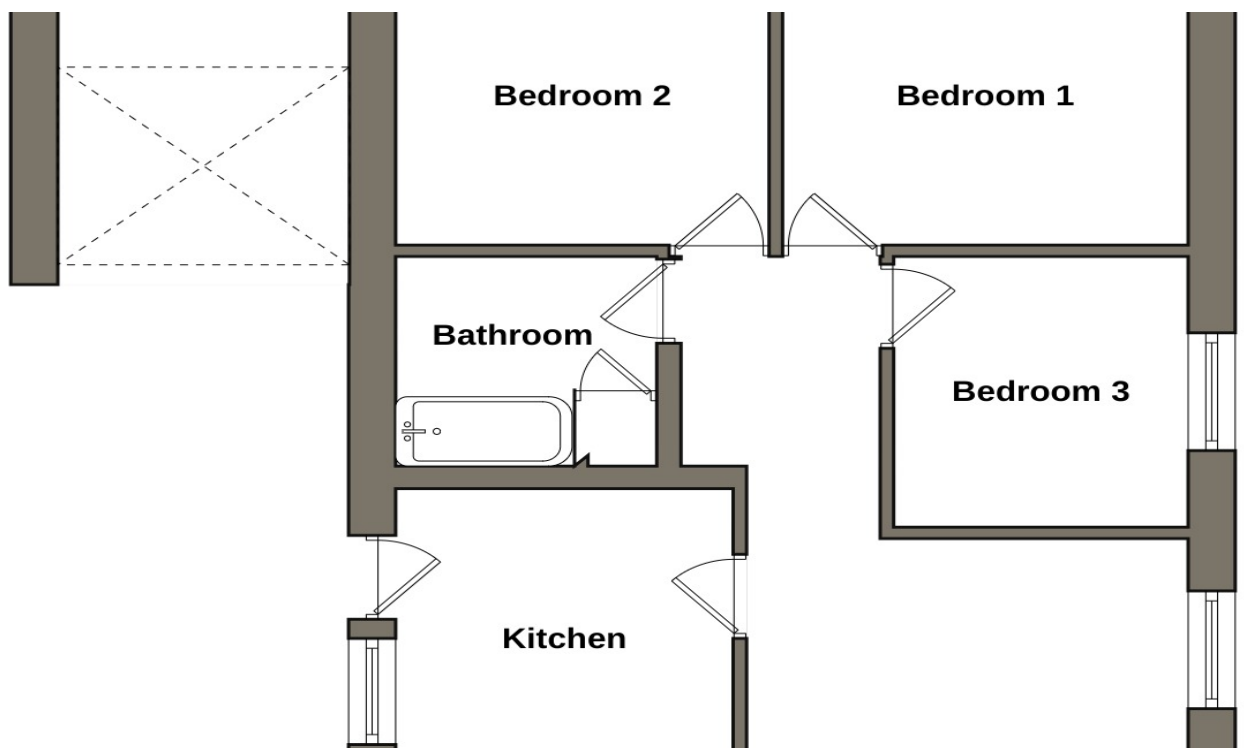
Gated driveway with parking for multiple vehicles. Gravelled front garden overlooking the Cul-de-Sac. Good sized spacious rear garden, catching sun most of the afternoon. Side access through the path down the side of the garage.



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		