

Roman Bank, Chapel St Leonards

£275,000



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- 20 second walk to beach!
- Picturesque coastal location
- Log / Multifuel burner
- Open plan dining & living room
- Vaulted ceiling and Velux windows

- Patio and Pergola
- Long garage/workshop
- close to village amenities
- Tax Band B, EPC rating E
- Drive with parking for multiple vehicles



Start living life in style next to the coast with this gorgeous detached bungalow, a short 20 second walk to the beach! Oxford Family Estates are delighted to share this pristine and modernly finished 2 bedroom detached bungalow situated a stones throw from the beach in the beautiful coastal village of Chapel St Leonards. Vaulted ceilings and Velux windows in the open plan Kitchen, lounge diner with folding doors out to the patio makes for a great space to entertain family friends all year round. With parking for multiple vehicles, private manicured rear garden, garage, patio and Pergola, the outdoor space has everything you need. The property benefits from a multifuel burner in the lounge accompanied with electric heating throughout. With two good size double bedrooms and handy storage in the hallway the property has a lot to offer in a great location.

Entrance Hallway

Enter the property from the gated front garden, through the original wooden door in the hallway. Servicing all rooms with the exception of the Dining Room, it also has a corner storage cupboard, electric radiator and loft hatch access.

Lounge 3.32m x 4.84m (10'10" x 15'10")

Centered around the AGA multifuel burner with wooden mantle and tiled hearth. Double French style patio doors out to the front garden and decking make for a bright and welcoming room. Upvc double glazed window to size elevation and sliding wooden double doors into:



Dining and Living Room 6.03m x 4.88m
(19'9" x 16')

A spacious 2nd lounge space with Tri-folding double glazed doors to rear garden. The vaulted ceiling with Velux windows and double glazed windows to the side elevation again create a bright and welcoming room. A flexible and versatile space currently laid out with 3 piece suite and 6 person dining table. There is a vertical electric radiator and a separate WC in the corner with its own Obscure Upvc double glazed window. Opening seamlessly leads through to the kitchen area.

Kitchen 2.13m x 2.76m (6'11" x 7'1")

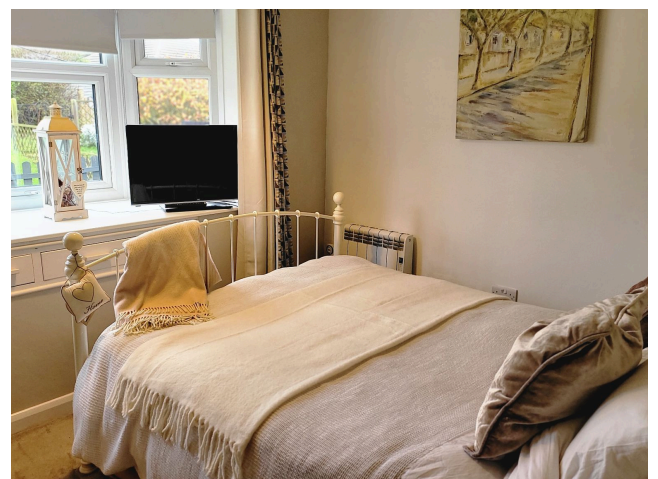
Fitted with a range of base and tower cupboards in grey with marble effect worktops. Ceramic sink with mixer tap. Hotpoint electric hob and integrated electric oven. Integrated Beko Dishwasher. Aristan instant hot water electric system fitted under sink, provides quick hot running water. Space for American style fridge freezer going into the Dining and living room.

Bedroom 1 3.33m x 2.76m (10'11" x 9')

Double bedroom with French doors out to patio and rear garden. Space for bedside cabinets, wardrobe & drawers. Electric radiator.

Bedroom 2 3.45m x 3.35m Max (11' 4" x 11' Max)

Double bedroom with bow window overlooking the front elevation. Space for wardrobe and built in storage cupboard. Electric radiator.



Bathroom 2.26m x 1.91m (7'5" x 6'3")

Large quadrant shower cubicle with electric shower, pedestal ceramic sink, electric heated towel rail and low level toilet. Space for storage unit. Fully tiled walls and vinyl wood effect flooring.

Garage 3.63m x 7.38m (11'10" x 24'2")

The long garage is detached and has up and over door, with electric, lighting and worktops. 1&1/2 composite sink and mixer tap, space and plumbing for washing machine and tumble dryer with the worktop.

Outside

The front of the property is accessed via the Roman Bank connecting to the beach, Ancaster Road and St Leonards drive. Gated access with a low fence to the lawned front garden. Stepping up to the front door and decking. Gated access round to the rear gardens

The manicured rear gardens have multiple patios and seating areas, a pergola, flower beds and a small lawn section. With 2 external power points and an outdoor tap. A slabbed path leads down to the rear gate which is also accessed down a private lane to the garage and drive with parking directly outside the rear of the 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.

