

## Dremur, South Crescent, Chapel St Leonards £220,000



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- **\*NO ONWARD CHAIN\***
- **Extended 3 double bedroom bungalow**
- **bathroom and showeroom**
- **Spacious modern kitchen diner**
- **enclosed private rear garden**

- **Conservatory**
- **Oil central heating**
- **5 minute walk to the beach**
- **Parking for multiple cars**
- **Tax Band B, EPC rating D**





**\*\*NO ONWARD CHAIN\*\*** Oxford Family Estates are proud to bring to market this well presented 3 double bedroom Semi-detached bungalow situated in the quiet coastal village of Chapel st Leonards, short 5 minute walk away from the beach front. With a large kitchen diner, modernly finished and overlooking the rear garden, a conservatory, and separate toilets in both the shower room and bathroom. The property also benefits from Oil central heating and hot water and has plenty of storage with multiple cupboards in the hallway.

The outdoor space isn't compromised with ample parking for multiple vehicles on the gated driveway, a private enclosed rear garden, with a patio seating area and a shed. Ideal garden space for any dog owners, especially as its just a short 6 minute walk to the beach, which is open all year round.

**Entrance porch** 1.59m max x 1.61m max (5'2" x 5'3" )

Ornate stain glass Upvc entrance door, tiled floor, radiator, and electric fuse box concealed within cupboard.

**Large Kitchen/ Diner** 5.96m x 2.95m ( 19'5" x 9'8" )

Extensive range of wall and base units, with integrated Kenwood dishwasher and space for American fridge freezer. There is an integrated electric lamona hob with extractor over, plumbing and space for the washing machine. Stainless steel 1&1/2 sink with tiled splashbacks under Upvc window to the rear elevation. Stoves double oven and grill fitted in tower unit. Upvc door & window to the side elevation and access round to the rear. With a radiator and space for 4 person dining set, the kitchen makes for a welcoming room.





**Shower Room** 1.90m x 1.58m (6'2" x 5'2" )

Ceramic pedestal sink, Quadrant shower cubicle with thermostatic mixer shower, low level WC, Upvc window to front elevation. Fully tiled floor and walls.

**Main hallway**

Servicing all rooms with the exception of the conservatory which comes off the lounge. Upvc door from entrance porch and access to the loft space. There are 2 storage cupboards and 1 cupboard housing the oil fired Worcester Heatslave boiler providing the hot water and central heating systems.

**Bathroom** 1.97m x 1.68m (6'5" x 5'6" )

Panelled bath, low level toilet and vanity unit sink. With a radiator, fully tiled walls and floor and an obscured Upvc window to side elevation.

**Bedroom 1** 4.83m x 3.56m (16'2" x 11'8" )

Extended large double bedroom. Space for multiple wardrobes/drawers and dresser units. Radiator and Upvc window to rear elevation.





**Bedroom Two** 3.66m x 3.91m (12' 0" x 12'9" )

Double bedroom with ample space for wardrobes and drawers. Upvc bow window to front elevation.

**Bedroom 3** 3.89m x 3.00m ( 12'9" x 9' )

Double bedroom with recessed additional space for wardrobes and drawers. Upvc bow window to front elevation.

**Lounge** 5.69m x 3.35m (18'8" x 10'11" )

Centred around the Electric fire set in ornamental fireplace. Space as you come in for 4-6 person dining area with a radiator. Upvc french doors opening to the conservatory.

**Conservatory** 3.71m x 2.74m ( 12'2" x 8'11" )

Part brick and part Upvc construction with french doors opening to rear garden. With a radiator, ceramic tiled floor and ceiling light/fan.

**Outside**

To the front is a block paved and walled driveway accessed via wrought iron double gates, providing ample off road parking. Gated access leads to a covered walkway at the side of the bungalow which leads to the enclosed and private rear garden. Not overlooked and laid mainly to lawn wither, paved patio area, timber garden shed, outside lights and oil storage tank.



## 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.

