

Fairfield Avenue, Chapel St Leonards

£240,000



 **2**

 **1**

 **2**



- **Detached bungalow**
- **2 Bedrooms**
- **Plenty of Parking**
- **Immaculately presented and finished to high standard**

- **Largely south facing rear garden - sun trap!**
- **Separate dining room and lounge**
- **Karndean & LVT flooring**
- **Tax Band B, EPC rating D**

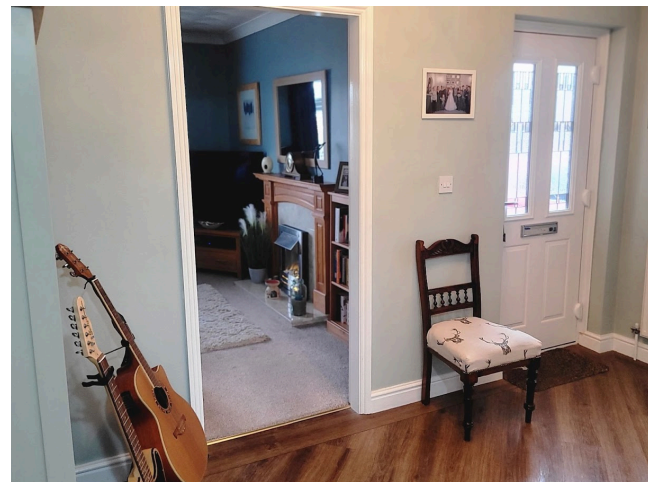


Oxford Family Estates are excited to showcase this immaculately presented detached bungalow, ideally situated in a quiet cul-de-sac, a short 2 minute walk to the village centre and 8 minute walk to the beach! With its own sun-trap, the largely south facing manicured rear garden gets the sunshine most of the day, with a beautiful patio and multiple seating areas. French doors flowing into the Dining Room / Lounge create a great space to entertain in the summer. There is gated access both sides and space for sheds.

The property benefits from a wide, welcoming entrance hall with Karndean LVT flooring. There is a large modern kitchen with a pantry cupboard and space for a 4 seater dining set. A contemporary bathroom, with shower fitted above the bath, (can easily be retrofitted back to a shower enclosure if required). With a separate dining room and lounge there is plenty of space to use flexibly to your requirement. With oil fired central heating, a newly fitted composite front door and long drive with space for multiple vehicles, this property has a lot to offer and should definitely be on your short list to view!

Entrance Hallway

Enter the property through the newly fitted composite front door with 7 years warranty remaining. This property has a spacious hallway servicing all rooms with the exception of the Dining Room. The loft space is accessed via a hatch and pull down ladder and is partial boarded with skylight. Karndean LVT flooring, radiator and a cloakroom space for coats.



Lounge - 4.14m x 3.92m (13'6" x 12'9") -

Centred around the electric fire with wooden surround and stone hearth. The lounge is a good size with a UPVC window to the front elevation and radiator. As this property has two sitting rooms with additional dining space in the kitchen, this room could be used as a 3rd bedroom.

Kitchen Diner - 4.6 m x 2.6m (15'1" x 8'6") -

Fitted with a range of wall and base units with worktop and matching upstand splash backs, built-in eye level Lamona double oven, electric hob with extractor fan over, 1 & 1/2 composite bowl sink and drainer unit under UPVC window to the rear. With a radiator and space for a 4 seater breakfast table and chairs. Doorways to the Dining Room and Pantry cupboard. Finished to a really high quality.

Pantry cupboard 0.78m x 0.77m (2'6" x 2'6")

Useful storage space with fitted shelving off the kitchen. Space at the bottom, previously used for a tumble dryer.

Lounge / Diner - 4.94m x 2.83 m (16'2" x 9'3")

This good sized space is currently the dining room and second lounge area with radiator, Upvc window to the front and side, Upvc French doors to the rear garden and boiler cupboard. Currently laid out with a 6 seater dining table, side board, and pullout sofa bed, with Tv unit.



Bedroom 1 - 4.36m x 2.6 m (14'3" x 8'6") -

This large double bedroom has a Upvc window to the rear and a radiator. Plenty of space for wardrobes and drawers/dresser.

Bedroom 2 - 3.32m x 2.18 m (10'10" x 7'1") -

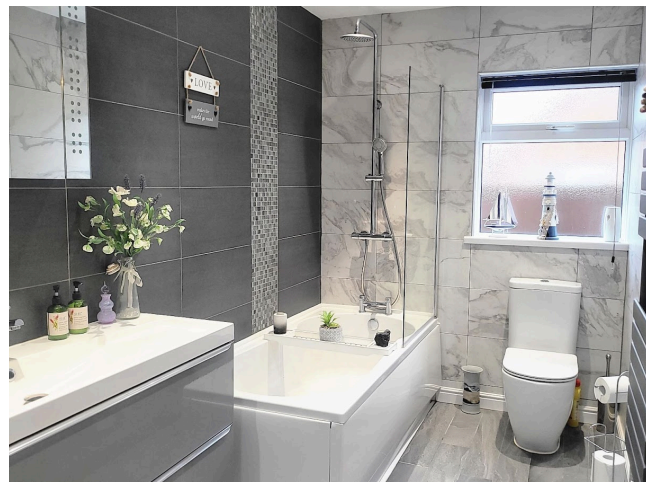
This double bedroom has a Upvc window to the front elevation and a radiator.

Bathroom - 3.29m x 1.85m (10'9" x 6'0")

Spacious bathroom with panelled bath and thermostatic mixer shower above, with screen. Low level toilet and vanity unit sink with additional storage cupboards. Heated towel rail and obscure Upvc window to the side elevation. Fully tiled floor and walls allowing for a shower cubicle to be easily retrofitted.

Outside

At the front of the property you have a long block paved drive providing parking for 3 vehicles easily. External power points at the top of the drive. With a small front lawn and fencing either side, there is gated access both sides to the rear. The well presented, private rear garden is mainly lawn with manicured borders and is mostly south facing, catching the sun beautifully. The French double doors from the Diner flow out to the main slabbed patio area. There is a timber shed and a gravel patio area. The Oil tank is tucked away in the corner.



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.

