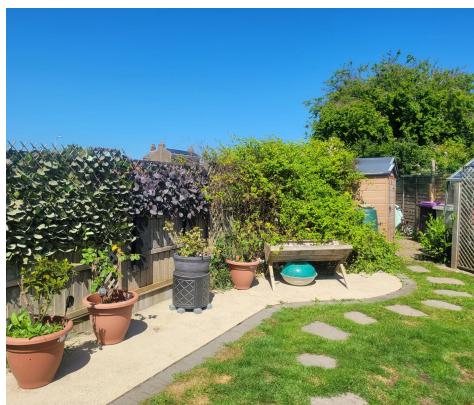




OXFORD  
FAMILY ESTATES



## 15a Connaught Drive, PE24 5YS

£218,000

- Detached Bungalow
- Short Walk to the Beach and Village Centre
- Integral Garage
- Conservatory
- Enclosed Garden Backs on to the Watercourse
- Quiet Cul-de-sac
- Owned Solar Panels with Feed in Tariff
- Lounge Diner
- Large Drive, Space for 4+ vehicles
- Lines Open 8am-8pm(7 Days)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Property Type: Detached Bungalow





**Council Tax Band: B**

**Tenure: Freehold**

The team at Oxford Family Estates are delighted to market this 2 bedroom detached bungalow on a quiet cul-de-sac a short walk away from the beautiful coastline and village centre of Chapel St Leonards. Packed with everything you need, from an integral garage with internal access and a remote electric door, to the large conservatory overlooking the garden and much more!

The property also benefits from a modern finished kitchen and bathroom, oak solid construction doors throughout, fully owned solar panels with a feed in tariff and large block paved drive with ample space for multiple vehicles. With access from the kitchen to the enclosed garden, as well as a gate out to the additional space alongside the watercourse, the property is ideal for dog owners providing ample space, but just a 12 minute walk to the beach which is accessible all year round. Be sure to check out the video tour in the gallery to take your own look round!



**Entrance** 1.49m x 1.18m (4'10" x 3'10")

Enter the property through a UPVC double glazed entrance door with Yale remote/key code lock. Internal doors to the garage and lounge.

**Hallway** 2.79m max x 1.90m max (9'1" x 6'2")

Servicing all rooms except the conservatory, with storage/cloak cupboard with shelving, airing cupboard housing insulated hot water cylinder with electric immersion heater, Access to the loft with pull down loft ladder. The loft is partially boarded and insulated with a light. Electric Radiator



**Kitchen** 3.73m x 2.54m (12'2" x 8'4")

Modern fitted kitchen with a range of wall and base units in sage green and cream. Stainless steel sink and drainer unit with mixer tap under Upvc double glazed window to the rear overlooking the garden. Tower unit houses double oven and grill with cupboards above and below. Integrated ceramic hob with extractor hood over. Space and plumbing for dishwasher, space for tower fridge/freezer, electric radiator. UPVC double glazed door to side elevation too access the side gate and garden.



**Lounge/Diner** 4.84m max x 5.37m (15'10" x 17'7")

Currently laid out with a large L-shaped sofa. Options how to layout the room, with the additional dining space. Upvc double glazed bow window to front elevation. Two oil filled electric radiators, with central remote controls.



**Bedroom One** 3.86m x 3.38m (12'8" x 11'1")

Good size double bedroom with space for Wardrobes and drawers. Upvc double glazed window to the rear and conservatory with 'PerfectFit' blinds fitted. Electric radiator.

**Bedroom Two** 2.77m x 2.03m (9'1" x 6'7")

Second bedroom, with Upvc double glazed door out to the conservatory. Ideal as a spare bedroom or office space. Electric Radiator.

**Shower Room** 2.54m x 1.83m (8'4" x 6'0")

Double shower cubicle with electric shower, vanity unit sink and low level toilet. Fitted with two heated towel rails with timer controls and a wall mounted electric TCP smart heater which can be controlled via WiFi/ remote and voice activation. Obscure Upvc double glazed window to the side elevation. Fully tiled walls and marble effect tiled flooring.

**Conservatory:** 5.18m x 2.92m (16'11" x 9'6")

UPVC double glazed with electric radiator, and French style double glazed doors leading to the garden.

**Integral Garage** 2.44m 5.43m(8' x 17'9")

Electric remote roller door. Space and plumbing for washing machine. with concrete floor, access to roof space (with loft ladder), power point and lighting. Potential to convert to another bedroom & bathroom/en-suite (subject to appropriate planning).

**Outside:**

The long block paved driveway provides ample off road parking for 4+ vehicles leading down to the garage. The drive encloses the low maintenance front garden laid largely to lawn. There is gated access on the left as you look at the property, down to the rear garden. The enclosed and un-overlooked rear gardens provide a variety of patio, gravel and lawn areas as well as a greenhouse and a shed. With a secluded decked Seating area. There is a gate in the rear fence, with access out to the banks of the watercourse.

Note: The Fishpond is freestanding and is NOT included in the sale.

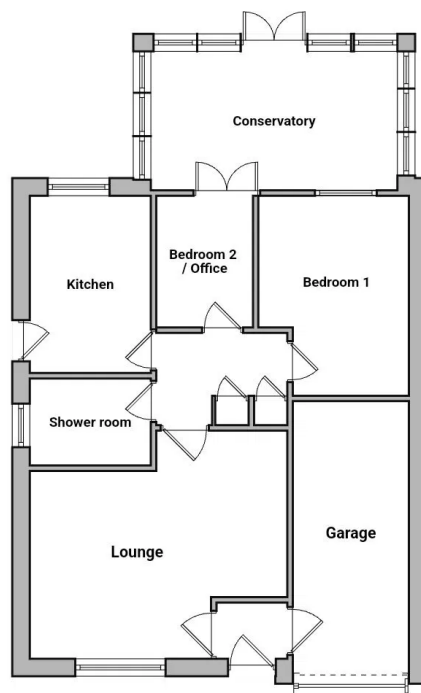
Solar panels fitted to the pitched roof. We understand the solar panels are freehold and owned outright with a transferable feed in tariff that has around 15 years remaining and currently yields approximately £850 per year back to the owner.

**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.

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 98        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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