

## Swallow Close , Chapel St Leonards

£250,000



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- 3 Double Bedrooms
- Detached Bungalow
- Quiet cul-de-sac
- Log Burner in Lounge
- Walking Distance to Beach

- Enclosed Rear Garden
- Utility & Storage Room
- Large Kitchen Diner
- Large Drive, Parking for Multiple Vehicles
- Tax band B, EPC rating F



**rightmove** 



Oxford Family Estates are excited to bring to market this spacious 3 bedroom detached bungalow in a quiet cul-de-sac in Chapel St Leonards, in walking distance to the beach. The property features a large drive, versatile car port style area, separate utility and storage area and lounge with log burner. With a modern kitchen and bathroom, an enclosed rear garden perfect for those with pets, this bungalow has a lot to offer and viewing is highly recommended to appreciate it's size.

**Carport Style Area** 2.43m x 5.66m ( 7'11" x 18'6")

Enter the property via the Upvc part double glazed door in to the carport style area proving a versatile covered space up to the main front door and to converted garage which is now a utility and storage room. Currently being used as a log store for the log burner fitted in the lounge.

**Kitchen** 2.99m x 6.01m (9'9" x 19'8")

Open galley kitchen with dining area and Upvc double glazed window to front elevation. Fitted with a range of cream wall and base units, with laminate flooring. 1& 1/2 bowl composite sink under Upvc double glazed window to the side wall looking into the entrance carport. Hotpoint dishwasher and Zanussi freestanding oven & grill with extractor fitted above. Kenwood American style fridge freezer. Electric radiator. Opening leads round to the lounge and rear hallway.

**Lounge** 3.63m x 4.58m (11'10" x 15'0")

Bright a spacious lounge, centred around multi-fuel burner in fireplace with tiled hearth and wooden mantle. Upvc double glazed window to front elevation.



**Bedroom 1** 3.31m x 4.48m (10'10" x 14'8")

Double bedroom with two Upvc double glazed windows to the side elevation. Fitted wardrobes with sliding doors and space for additional furniture. Wall lights fitted above the bed. Electric radiator.



**Bedroom 2** 2.98m max x 4.22m max (9'9" x 13'10")

Double bedroom with storage cupboard. Upvc double glazed window to rear elevation and electric radiator. Laminate flooring. Electric radiator.

**Bedroom 3** 4.23m x 2.19m (13'10" x 7'2")

Double bedroom with Upvc double glazed window to rear elevation and electric radiator. Laminate flooring.



**Bathroom** 2.16m x 2.99m (7'1" x 9'9")

Walk in shower screen with low level tray and new Mira electric shower. Mermaid boarded walls, vinyl flooring with led spot lights in ceiling. Recently fitted vanity unit basin and comfort level toilet. Electric heated towel rail. Space for additional storage cupboards.

**Utility** 2.28m x 2.75m (7'5" x 9'0")

Fitted with white cabinets and worktop, with space and plumbing for washing machine and tumble dryer. Small draining basin.





**Storage room 2.29m x 2.06m (7'6" x 6'9")**

Flowing on from the rear of the utility room there's a handy additional storage room with Upvc door to rear garden. Currently laid out with shelving units.

**Outside**

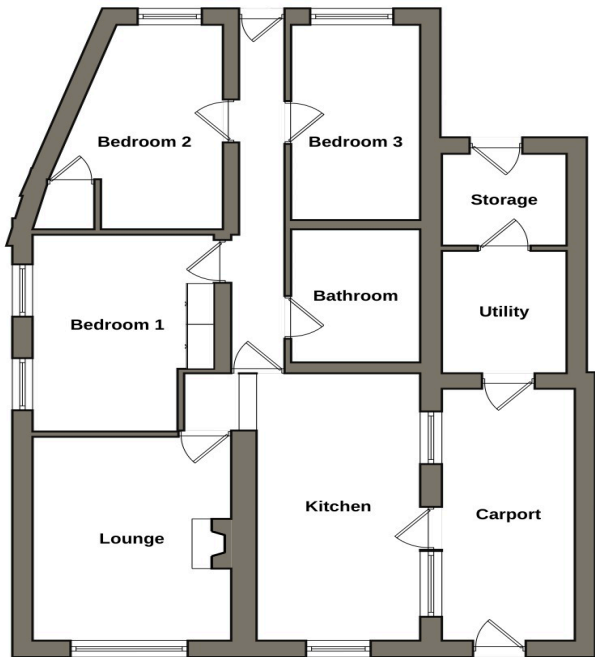
The property sits on the bend just inside a quiet cul-de-sac and the large frontage is set out by a low level painted brick wall. With a small lawn area and concrete drive up to the entrance. Driveway provides ample parking for 4+ vehicles if required. Gated side access to rear garden & courtyard on the side with storage space for bins. You can also access the rear garden through the utility and storage room onto a patio area stretching round the rear. The triangular rear garden is fully enclosed with another patio area and newly fitted 12" x 8" shed at the rear. The rear extension has recently had a new fibreglass insulated roof which comes with a 25 year guarantee. South facing garden catching the sunshine all day long.



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	33 F	
1-20	G		