

**Sidney Close, Chapel St Leonards**

**£210,000**



 **2**

 **1**

 **1**



- **Semi Detached Dorma**

**Bungalow**

- **Kitchen /Diner**
- **Modern Kitchen Units**
- **Welcoming Hallway**
- **Cosy Lounge**

- **Parking To Front**
- **Quiet Village Location**
- **Fenced Rear Garden**
- **Low Maintenance Property**
- **Tax Band B EPC Rating E**



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Oxford Family Estates are pleased to bring to the market a very well presented 2 double bedroom Semi Detached Dorma Bungalow. The property is situated in a quiet cul-de-sac location in a sought after area of the village and benefits from a good size lounge, kitchen/diner overlooking the rear garden and downstairs toilet. Upstairs there are 2 good size double bedrooms. The property has off road parking for two vehicles, a low maintenance rear patio garden and comes with NO ONWARD CHAIN.

**Entrance Hallway** 1.74m x 5.95m (5'8" x 19'6")

Enter via part double glazed Upvc door. Laminate wood effect flooring throughout. Radiator. Carpeted stairs to first floor. Under stairs cupboard providing a great storage space.

**Downstairs WC** 1.74m x 0.98m (5'8" x 3'2" )

Low level toilet and vanity unit hand basin. Radiator under Upvc double glazed window to the front elevation.

**Kitchen Diner** 5.53m max x 4.14m max (18'1" x 13'6" )

Spacious lounge diner with ample room for 6 seater dining set in the middle and space to navigate. Fitted with a range of wall and base units in a gloss white and silver trim. There is a Stainless steel sink and drainer under Upvc double glazed window overlooking the rear. Space and plumbing for washing machine and tumble dryer or dishwasher. Free standing New World electric cooker with extractor hood fitted above. Wall mounted Ideal logic combi boiler. Space for American fridge freezer. Radiator and French double doors out to the rear patio.





**Lounge** 3.63m x 3.59m (11'10" x 11'9" )

Radiator under Upvc double glazed window to the front elevation. Currently laid out with 4 seater corner sofa, armchair and coffee table with electric fireplace and wall mounted TV above sideboard.

**Landing** 2.17m x 0.80m(7'1" x 2'7")

Servicing both bedrooms and the bathroom.

**Bedroom 1** 4.48m x 2.60m(14'8" x 8'6")

Double bedroom with dormer window and radiator. Space for wardrobes and drawers.

**Bedroom 2** 3.23m x 2.72m (10'7" x 8'11")

Double bedroom with dormer window and radiator. Space for wardrobes and drawers.

**Bathroom** 2.16m x 1.67m (7'1" x 5'5")

Paneled bath alongside fully tiled walls, with shower head attachment and curtain fitted above. Low level toilet and vanity unit sink. Radiator and Velux style window in the ceiling.

**Outside**

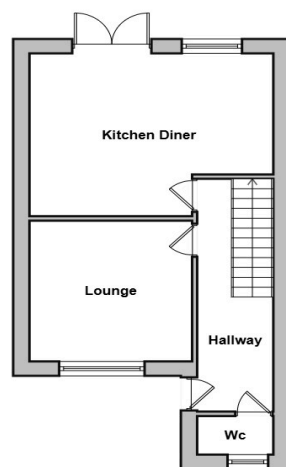
The front of the property is laid to block paving providing off road parking for several vehicles if required. There is gate to the side giving access to the rear of the property. The rear garden is a patio area in front of the patio doors from the lounge and then drops down to a lower block paved area. The garden is securely fenced all round.



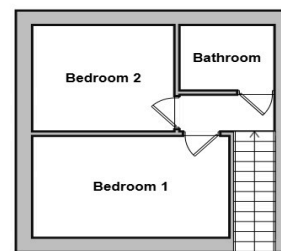
## Chapel St Leonards

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.



Ground floor



First floor

Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

