

**4 Well Vale Avenue, Chapel St Leonards**

**£270,000**



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- **NO CHAIN**
- **Detached bungalow**
- **Large Drive - Rubber Crumb**
- **Remote Electric Garage Door**
- **Low Maintenance Front/Back Garden**

- **Well Presented**
- **Separate dining room and lounge**
- **Well Situated for Village/Beach**
- **Large Conservatory**
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**rightmove** 



**\*\*NO ONWARD CHAIN\*\*** Oxford Family Estates are delighted to present this 3 double bedroom detached bungalow in the heart of Chapel St Leonards, just a 2 minute walk from the village green, shops, doctors and close to the beach. The property benefits from oil central heating, 3 double bedrooms, one of which could be used as a separate dining room, a large conservatory, integral garage with remote electric door and dual aspect kitchen. The outside of the property is all low maintenance, with a gated drive laid to rubber crumb which extends around the enclosed rear garden with fencing and borders. Be sure to check out the video tour in our gallery and get in touch to book your viewing!

**Entrance porch** 1.08m x 1.50m (3'6" x 4'11")

Enter the property through the Upvc door into the handy entrance porch with ceiling light.

**Hallway** 4.23m x 2.81m (13'10" x 9'2")

Wide hallway servicing all rooms except the lounge, with 2 x built in storage cupboards. Opening leads through to the kitchen. Radiator and alarm control panel.

**Kitchen** 2.84m x 4.29m (9'3" x 14')

Long kitchen with dual aspect windows to front and side elevations with stainless steel sink underneath. Fitted wooden wall and base units with worktop flow down to create a breakfast bar area. Space and plumbing for dishwasher and washing machine. Blomberg double electric oven fitted in tower and Beko tower fridge.

**Lounge** 4.09m x 3.64m (13'5" x 11'11")

Spacious lounge, set out with 3 seater and 2 x armchairs centred around marble hearth and wooden surround with double glazed aluminium sliding door out to the conservatory. Ceiling fan with light and wall lights fitted.





**Dining room** 4.09m x 2.20m (13'5" x 7'2")

Currently set out as a sitting room, with Upvc double glazed bow window to the front elevation. Laminate flooring and radiator. Stud wall separating this area from the lounge.



**Conservatory** 5.59m x 2.38m (18'4" x 7'9")

Long Upvc double glazed conservatory with Poly carbonate roof. Radiator and power sockets, with single door out to the rear garden.

**Bathroom** 1.78m x 2.80m (5'10" x 6'9")

Walking shower enclosure with Bristan electric shower. Pedestal sink and low level toilet. Fully tiled walls, vinyl flooring, radiator and 2 x obscure Upvc double glazed window to the side elevation.



**Master Bedroom** 3.01m x 3.72m (9'10" x 12'2")

Double bedroom with double bed and ample space for additional furniture. Built in double wardrobe with rails and shelving. Radiator under Upvc double glazed window to the front elevation.



**Bedroom 2** 3.01m x 3.49m (9'10" x 11'5")

Carpeted double bedroom with built in double wardrobe with shelving and rails. Radiator under Upvc double glazed window to the rear elevation.

**Bedroom 3 / Dining Room** 3.00m x 4.21m (9'10" x 13'9")

Flexible room to be used as either a dining room or 3rd bedroom as there is additional access to the rear garden through the Upvc double glazed door. Currently laid out with 4 seater dining set. Radiator.





**Garage** 2.84m x 6.01m (9'3" x 19'8")

Electric remote up and over door, with shelving, power, lighting and Upvc double glazed window to the side elevation.

**Outside**

With a rendered brick wall to the front, gated rubber crumb drive, and block paved pathway leading up to the entrance porch and garage. Stoned front garden with shrubs, ornaments and potted plants. Gated access both sides to the rear garden.

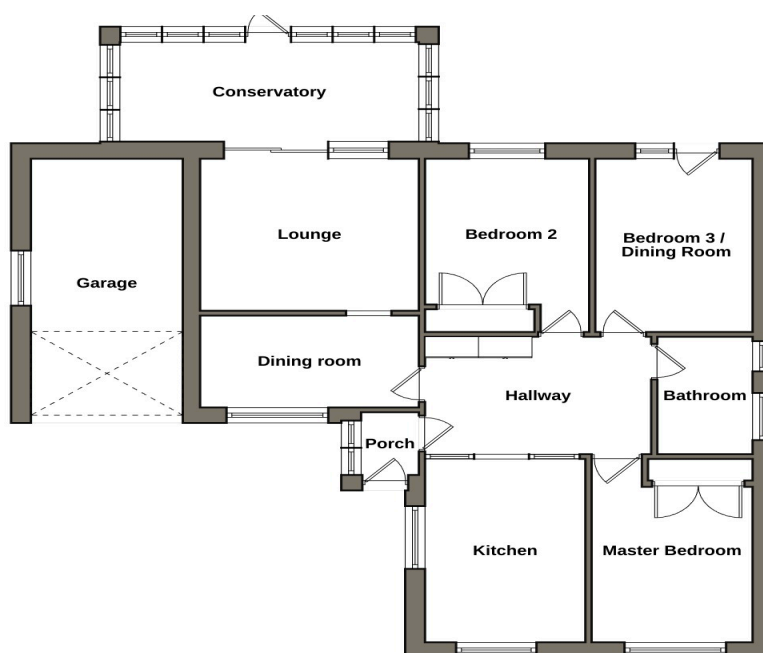
The enclosed rear garden is fully fenced and laid to rubber crumb with a border. Housing the externally mounted oil boiler. Ideal low maintenance gardens all round and just a stones throw from the main village green, beach village hall, doctors and other amenities.



## 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.

