

## NEW BUILD, Eric Avenue, Chapel St Leonards £285,000



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- **BRAND NEW Detached**

**Bungalow**

- **2 Years Builders Warranty**
- **10 Years NHBC**
- **En-Suite Master Bedroom**
- **9 Minute Walk to Beach**

- **Open Plan**

**Kitchen/Dining/Living Room**

- **Patio and Enclosed Garden**
- **LPG Submerged Tank for Heating**
- **Tax Band C**





Oxford Family Estates are delighted to present this BRAND NEW three bedroom detached bungalow in the heart of Chapel St Leonards on the Lincolnshire coast. Situated close to the village centre, with all the necessary day to day amenities and all within a 9 minute walk to the beach. The property benefits from 3 double bedrooms with En-suite master bedroom, open plan kitchen diner with Vaulted ceiling, separate family bathroom, utility cupboard and private enclosed rear garden. The property has parking for two cars via the driveway and gas central heating with submerged LPG tank. Viewing in person is highly advised to appreciate the size and quality of these new homes, brought to you by S. Jackson & Sons.

S. Jackson & Sons is an established family building company in Chapel St Leonards with 75 years experience developing and building beautiful, high quality bungalows and cul-de-sacs throughout the village. This is one of two plots available through Oxford Family Estates.

#### Included in price of bungalow-

- Kitchen
- Bathroom Suites
- Full Decorations
- Gravel Driveway
- Slab Footpaths
- Three Metres of Patio
- Outside Tap
- Two Outside Lights
- Turf to Front Of Lawn
- Loft Hatch and Small area of boarding in roof for storage



### Rooms Dimensions:

**Kitchen, lounge / diner** 7.36m max x 5.03m max (24'1" x 16'6")

**Bedroom 1** 4.14m max x 3.22m max (13'6" x 10'6")

**En-suite** 2.93m x 1.19m (9'7" x 3'10")

**Bedroom 2** 3.06m x 3.95m (10'0" x 12'11")

**Bedroom 3** 3.06m x 3.11m (10'0" x 10'2")

**Bathroom 2** 2.94m x 1.77m (9'7" x 5'9")

**Utility cupboard** 2.94m x 0.64m (9'7" x 2'1")

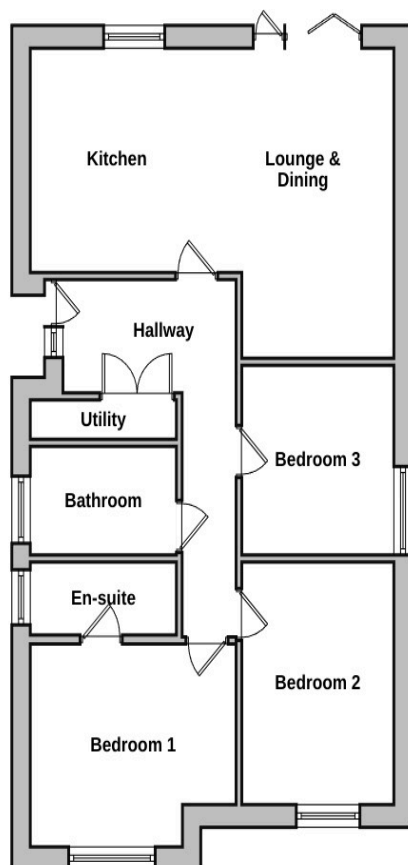
Please note - a mixture of actual photos of the front of the buildings and sample photos of the interior of completed plots have been used to showcase the finish and quality on offer. All dimensions above are the internal dimensions of the unfinished walls.



### 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.