

**Crown Avenue, Chapel St Leonards**

**£200,000**



 **3**

 **1**

 **1**



- **\*NO ONWARD CHAIN\***
- **3 Double bedrooms**
- **Detached bungalow**
- **Lounge & sun room**
- **Modern bathroom**

- **350 yards from beach promenade**
- **New carpets throughout**
- **Close to village amenities**
- **Electric Heating**
- **Tax Band B, EPC Rating E**



**rightmove** 



**\*NO ONWARD CHAIN\*** Oxford Family Estates are pleased to present this 3 Double Bedroom Bungalow only a few minutes walk from the sea front. The property is well presented and has a new modern bathroom and benefits from an additional sun room. On a nice low maintenance plot and with NO ONWARD CHAIN viewing is highly recommended.

### Entrance Hallway

Upvc part double glazed door into entrance hallway servicing all rooms except 3rd bedroom and Sun room.

**Kitchen** 2.94m max x 3.11m max (9'7"max x 10'2"max )

Fitted with a range of wall & base units, some recessing alongside the old chimney breast. Newworld electric double oven mounted in tower unit. Cookology electric hob with extractor hood fitted over. 1&1/2 stainless steel sink under Upvc double glazed window into the Sun Room.

**Lounge** 4.20m x 3.02m (13'9" x 9'10")

Electric radiator and aluminium framed double glazed sliding door leading out to Sun Room.

**Sun Room** 2.58m x 4.40m (8'5" x 14'5")

Upvc double glazed windows and door to side and rear elevations with poly-carbonate roof. Multiple power points. Opening leads through to utility, kitchen and 3rd bedroom. Recessed area ideal for freestanding fridge freezer.





**Utility** 1.81m x 1.16m (5'11" x 3'9")

Space and plumbing for washing machine. Wall mounted cupboards and small section of worktop.

**Bedroom 1** 3.91m x 3.31m (12'9" x 10'10")

Dual Aspect double bedroom with Upvc double glazed windows to front and side elevations. Electric fireplace on stone hearth and wooden surround. Electric radiator.

**Bedroom 2** 3.32m x 3.03m (10'10" x 9'11")

Double bedroom with Upvc double glazed window to side elevation and electric radiator.

**Bedroom 3** 2.77m x 4.07m (9'1" x 13'4")

Converted from the original garage, with electric radiator, Upvc double glazed window to front elevation and built in cupboard.

**Bathroom** 2.32m max x 2.30m max (7'7"max x 7'6"max)

Fully tiled floor and walls, vanity unit basin with electric heated tap and low level toilet. Walk in Bristan Electric shower with screen. Electric radiator with towel rail.

**Outside**

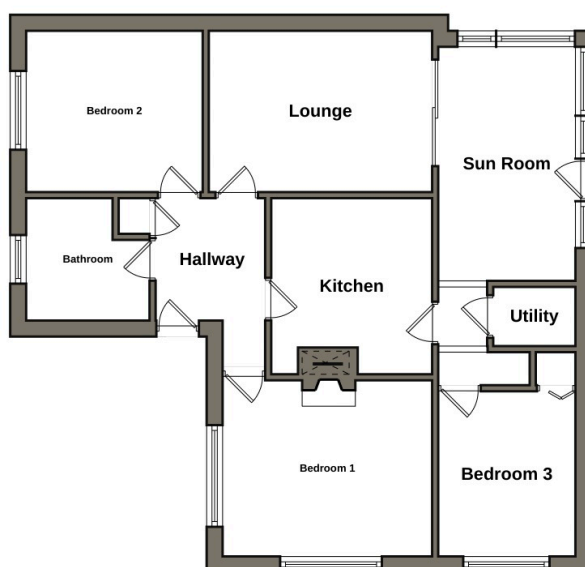
The property has a paved patio area and access all round the outside. Small shed to the rear outside the sun room. Off street parking.



## 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		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		