

Warwick Road, Chapel St Leonards

£240,000



- **Detached Bungalow**
- **Two Bedrooms**
- **Lounge/Diner**
- **Conservatory**
- **Garage**

- **Great Location in Village**
- **Nice Corner Plot in Cul-de-Sac**
- **Low Maintenance Gardens**
- **NO ONWARD CHAIN**
- **Phone Lines Open 8am to 8pm**
(7 days a week)



A very well presented two bedroom detached bungalow in a lovely cul-de-sac location in Chapel St Leonards very near to the village green and the sea front. The property occupies a corner plot so has a lovely large frontage leading to a separate garage. It also benefits from a very good kitchen and bathroom with a shower cubicle, a front porch and conservatory overlooking the very well maintained rear garden. NO ONWARD CHAIN>

Entrance Porch 1.16m x 1.69m (3'9" x 5'6")

A welcoming Upvc double glazed porch with laminate flooring. Ideal boot and drying space after those long dog walks on the beach.

Hallway

Enter through the obscured Upvc double glazed door from the porch into the z-shaped hallway servicing all rooms. Withe Carndene flooring throughout. Loft access and electric storage heater. With an airing cupboard housing the electric immersion hot water tank and controls.

Kitchen 3.03m x 2.94m (9'11" x 9'7")

Fitted with a range of wall and base units in a light wood finish, worktops and white tiled splashbacks. Stainless steel sink and drainage board under Upvc double glazed window to the front elevation. Fitted Gorenje electric oven and hob with hotpoint extractor hood above. Space for under counter fridge and plumbing for washing machine. Breakfast bar area that could be changed for more cupboards or space for an American style tower fridge freezer.



Lounge 3.60m x 5.17m (11'9" x 16'11")

A spacious lounge comfortably laid out with a 3 seater settee, arm chair, 4 person dinning set and sideboard all centred around an electric fireplace. (Note: some furniture may be negotiable). Large Upvc double glazed window to the front elevation letting in plenty of light to this bright room. Carpet as new with thick underlay and 2 x electric storage heaters. Option to swap bedroom and lounge over to have the bedroom on the front and lounge with access to the conservatory and rear garden.



Bathroom 2.06m max x 1.92m (6'9" x 6'3")

With corner shower enclosure and Aqualisa electric shower. Pedestal sink and low level toilet. Walls are fully tiled with vinyl flooring. Obscure Upvc double glazed window to the side elevation.



Bedroom 1 2.68m x 4.64m (8'9" x 15'2")

The Carndene flooring continues from the hall into this large double bedroom. Built in wardrobes with sliding doors, Upvc double glazed door to the rear conservatory and electric storage heater. Option to swap bedroom and lounge over to have access to conservatory and rear through the lounge.

Bedroom 2 3.26m x 2.62m (10'8" x 8'7")

Carndene flooring flows into this double bedroom currently laid out as a 2nd lounge space. Built in wardrobes with sliding doors provide ample storage space.



Conservatory 3.35m x 1.83m (10'11" x 6'0")

Upvc double glazed conservatory on shallow brick wall with polycarbonate roof. Ideal seating space with Upvc part glazed door out to the rear patio.

Garage 2.44m x 5.07m (8'0" x 16'7")

With power and lighting, up and over door. Wooden single door at rear into garden. Fibreglass roof and driveway with parking for 1 vehicle.

Outside

Sizeable corner plot property, with stoned front garden, beautifully finished with shrubs and plants on either side of the path to the front porch. Concrete drive up to the garage and 6 foot fencing with gate to the enclosed rear garden.

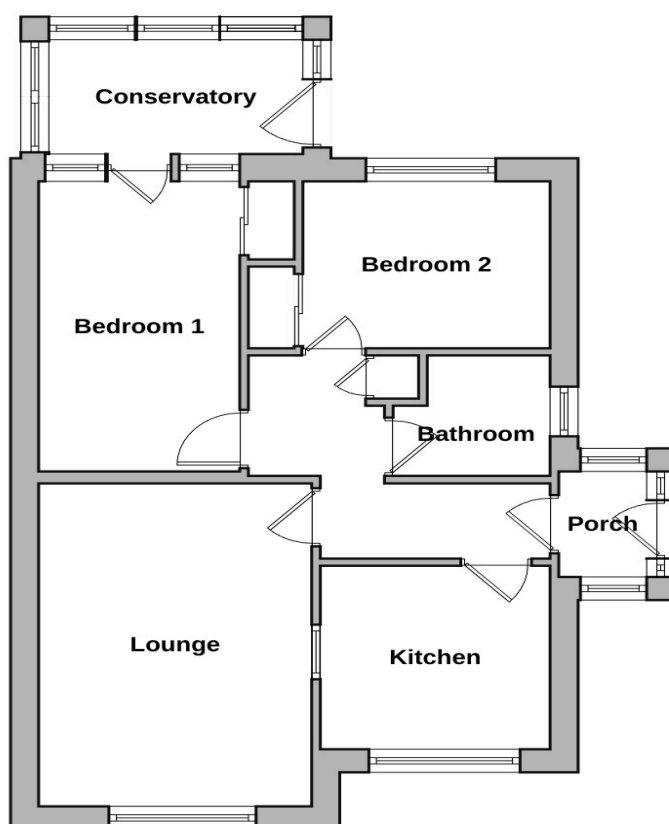
Slabbed, low maintenance rear garden with shed and access to the garage and side of the property.



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,



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

