



OXFORD
FAMILY ESTATES



20 Acacia Avenue, PE24 5RE

£240,000

- NO ONWARD CHAIN
- Fully owned solar panels with feed in Tariff
- Low maintenance enclosed garden
- 6 year warranty remaining on boiler
- close to village amenities and bus stop

- Triple glazing throughout
- Short 7 minute walk to the beach
- Finished to a high standard
- Quiet cul-de-sac with newly laid road
- Phone lines open 8am-8pm (7 days a week)

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

****NO ONWARD CHAIN**** Oxford Family Estates is delighted to bring to market this well presented 3 double bedroom bungalow in the quiet cul-de-sac of Acacia Avenue in Chapel St Leonards, just a 5 minute walk to the beach. The property benefits from triple glazing throughout, 6 years Warranty remaining on the LPG boiler (at the time of listing) and fully owned solar panels providing the owner FIT payments of around £500 per year. With a modern kitchen and bathroom and finished to a high standard throughout. The low maintenance private rear garden catches plenty of sunlight making this a must see to appreciate the quality!

Hallway

Welcoming hallway servicing all rooms. Loft access, which is partially boarded and well insulated. Carpeted as new throughout.

Lounge 4.90m x 3.39m (16' x 11'1")

Bright lounge with a large Upvc triple glazed window to the front elevation. Radiator. Currently laid out with 3 seater settee and 2 armchairs with option to change the layout to taste.

Kitchen 3.23m x 2.33m (10'7" x 7'7")

Modernly finished to a very high standard, with a range wall and base units in a deep matt grey, tiled splash-backs and laminate flooring. 1 & 1/2 bowl composite sink with mixer tap under the Upvc triple glazed window to the side elevation, fitted with shutter blinds. Integrated Lamona washing machine and Kenwood fridge with freezer compartment. Lamona 4 burner gas hob and electric fan oven with extractor hood above. Radiator and wood effect composite door to side access and rear garden.

Bedroom 1 3.38m x 3.37m (11'1" x 11')

Large double bedroom with ample room for wardrobes and drawers. Radiator and triple glazed window to the rear elevation overlooking the garden.



Bedroom 2 3.23m x 2.62m (10'7" x 8'7")

Double bedroom, currently laid out with single bed, bedside cabinets and wardrobe. Radiator and triple glazed window to the rear elevation overlooking the garden.

Bedroom 3 2.79m x 2.43m (9'1" x 7'11")

Double bedroom with radiator and triple glazed window to the front elevation.

Bathroom 1.94m x 1.89m (6'4" x 6'2")

Finished to a high standard with 3 walls fully tiled and extra wide walk-in shower enclosure and thermostatic mixer shower fitted. Vanity unit ceramic sink and low level toilet. Obscure Upvc triple glazed windows to the side elevation with shutter blinds fitted. Laminate flooring, extractor fan and centrally heated towel rail.

Garage

Of timber construction with an up and over garage door. Housing the recently fitted Veissman LPG boiler. At the time of listing the boiler still has over 6 years warranty left.

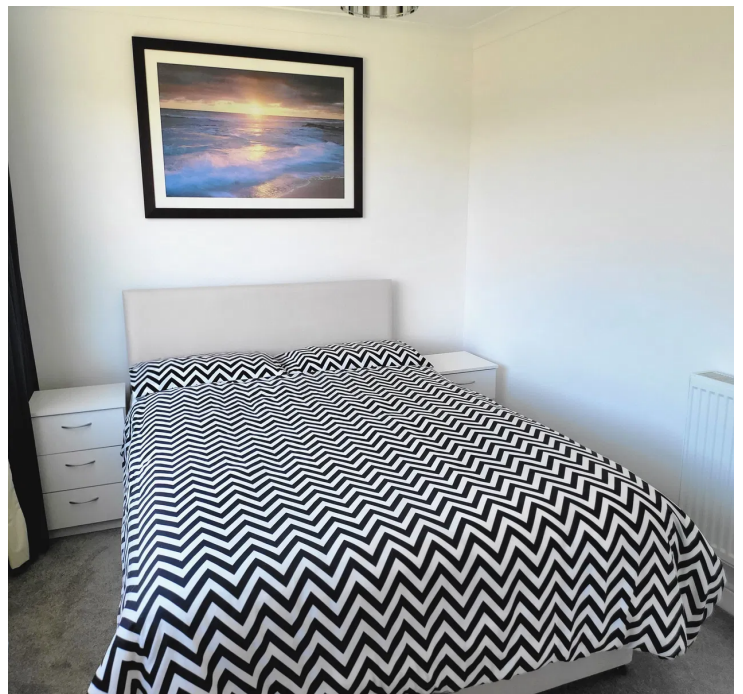
Outside

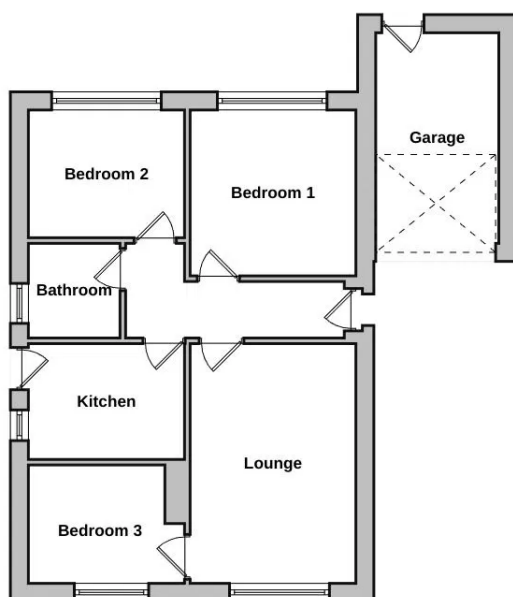
Very well presented with nice curb appeal, in this quiet desirable cul-de-sac which has benefited from a newly resurfaced road. Low maintenance front lawn and slabbed drive with coloured pebbles up to the garage, providing parking for multiple vehicles. Gated access down the side to the enclosed rear garden. Private rear garden, not overlooked with bordered lawn and 6 foot fencing. Rear access to the garage. Sunny bright garden. Fully owned solar panels fitted may 2022 with Feed in Tarrif providing owner payment of approximately £500 per year alongside reduced electricity bills.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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