

12 Wilton Avenue, Chapel St Leonards

£250,000



- NO ONWARD CHAIN
- 2 Bedrooms
- Open plan kitchen
- Heat pump system
- Solar panels

- Low maintenance garden
- Conservatory
- Great Village Location
- Viewing Highly Recommended
- Phone lines open 8am-8pm(7 days a week)



Entrance Hall 3.59m x 1.10m (11'9" x 3'7")

Enter the property through the Upvc part double glazed door into the hallway servicing all rooms except the 3rd bedroom and conservatory. With laminate flooring flowing throughout as well as the radiator from the air source heating system.

Lounge 3.61m x 3.56m (11'10" x 11'8")

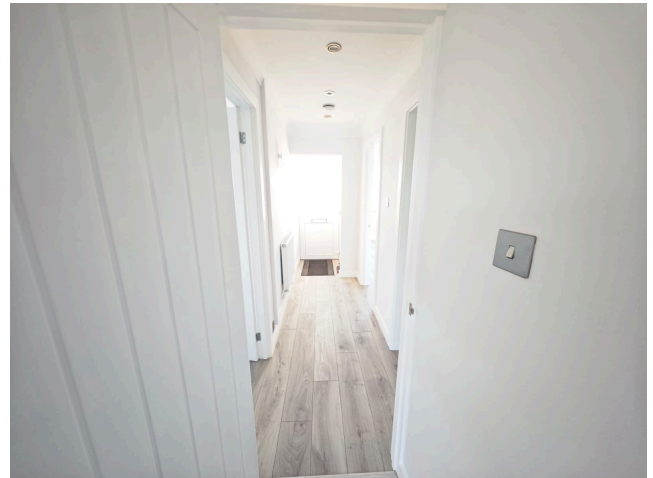
Bright lounge with aluminium double glazed sliding door out to the rear garden and patio providing plenty of light. Opening archway into the kitchen diner for the modern open plan feel and a sociable flexible space. Radiator

Kitchen/Diner 5.8m x 3.6m (19' x 11'9")

Opening from the lounge flowing into this wide open dining space stepping down into the kitchen. The kitchen is a brand new fitted Howdens kitchen with brand new integrated Beko electric hob and fan assisted oven, with extractor hood above. Range of base and wall units in a matt light grey, with space and plumbing for washing machine. Composite sink and drainage board with mixer tap under Upvc double glazed window to the rear elevation.

Family Room 3.37m x 2.45m max (11' x 8'max)

Converted from part of the garage, this flexible third room off the kitchen, could be used as an office, craft room, storage or 3rd single bedroom. With radiator and Upvc double glazed windows to the conservatory and side elevation. Cupboard housing the water tank from the Heat pump system.



Conservatory 4.68m x 3.39m (15'4" x 11'1")

Spacious Upvc panelled and double glazed conservatory with Upvc panelled ceiling and solid roof. French double doors out to the rear garden and wall mounted electric gradient panel heater.

Master Bedroom 4.19m x 3.35m (13'8" x 10'11")

Large double bedroom with laminate flooring, radiator and large double glazed windows to the front elevation.

Bedroom 2 3.52m x 2.62m (11'6" x 8'7")

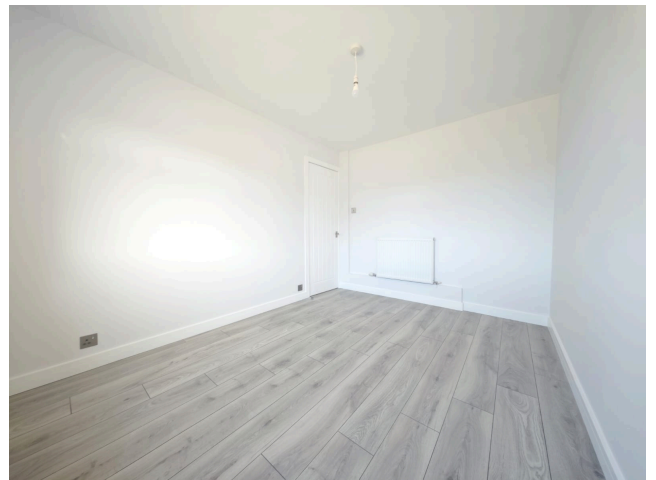
Double bedroom with laminate flooring, radiator and large double glazed windows to the front elevation.

Bathroom 3.57m max x 2.25m max (11'8" x 7'4" max)

Spacious 4 piece bathroom with separate panelled bath, corner shower enclosure with Triton electric shower, pedestal sink and low level toilet. With fully tiled walls, vinyl wood effect flooring, obscured Upvc double glazed window to the side elevation and radiator.

Garage (storage) 2.68m x 1.34m (8'9" x 4'4")

Converted into a handy storage space. Housing the solar panel photo voltaics. Up and over garage door.



Outside

Stoned front with concrete and slabbed drive up to the garage door and path to the front door. Gated access to the enclosed rear garden. Private rear garden with 6 foot fencing. Laid mainly to lawn with shed and decorative borders. Slabbed circular patio in front of the sliding doors from the lounge.



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.

