

## 72 Four Seasons Park, Chapel St Leonards £150,000



- Over 55's Park Home
- Overlooking the lake
- En suite master bedroom
- 2 double bedrooms
- Modern kitchen & bathrooms

- Close to village and beach
- Plenty of storage space
- Tax Band A
- Viewing Highly Recommended
- Phonelines open 8am-8pm (7 days a week)





## Hallway

Enter the property from the Upvc door on the side into the welcoming L shaped hallway servicing all rooms except the kitchen. With 2 sets of cupboards with sliding doors providing ample storage space.

## Dining room 3.02m x 2.25m (9'10" x 7'4")

Nice dining area with open archway into the lounge. Currently laid out with 4 person dining set and fish tank. Electric radiator under Upvc double glazed window to the side elevation.

## Lounge 5.89m x 3.43m (19'3" x 11'3")

Really spacious, dual aspect lounge with two double glazed bow windows to the front overlook the lake and double glazed window to the side. Vaulted ceiling and 2 electric radiators. Enjoy gorgeous views of the lake all year round. Corner settee negotiable.

## Kitchen 2.42m max x 3.09m max(7'11" x 10'1")

Modern fitted kitchen with a range of wall and base units in matt dark blue. Mermaid boarded walls and heated towel rail fitted. Integrated Beko electric oven and hob. 1& 1/2 bowl composite sink under Upvc double glazed window to the side elevation. Opening through to utility area.

## Utility area 2.42m x 1.44m(7'11" x 4'8")

Opening through from kitchen with cupboard and worktop. Samsung washing machine and Grundig tower fridge freezer. Airing cupboard houses the Ronite hot water tank. Upvc door out to the other side of the park home.





**Bedroom 1** 2.89m max x 3.80m max(9'5" x 12'5")

Good size double bedroom with dual aspect double glazed windows to the rear and side elevations. Electric Radiator. 2 sets of wardrobes and matching drawers and bedside cabinet.

**En suite** 2.42m x 1.67m max(7'11" x 5'5")

Fitted with thermostatic mixer shower in walk in enclosure. Low level toilet and vanity unit sink. Vinyl flooring, mermaid boarded walls and heated towel rail, with obscure double glazed window to the side elevation.

**Bedroom 2** 2.87m x 2.72m (9'4" x 8'11")

Double bedroom with a double length wardrobe, and electric radiator under Upvc double glazed window to the side elevation.

**Bathroom** 1.67m x 1.98m (5'5" x 6'5")

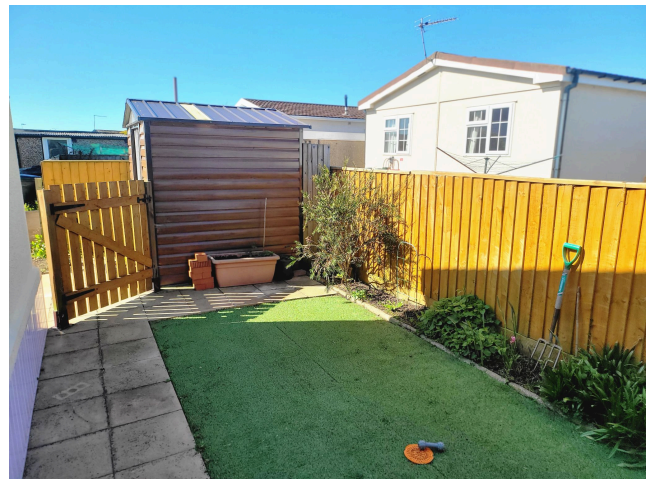
Fitted with panelled bath, low level toilet and vanity unit sink. Mermaid boarded walls and vinyl flooring with heated towel rail and obscured Upvc double glazed window to the side elevation.

**Outside**

Situated right next to the lake in the heart of the park, with gates nearby to access the beach over the dune. Ample off street parking on the rubber crumb drive. Gated access to the gardens which wrap all the way round the park home. Currently laid to astro turf with seating areas, bins storage area, pond, 2 sheds and slabbed path all the way round.









## 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.

