

**Well Vale Avenue, Chapel St Leonards**

**£210,000**



 **2**

 **1**

 **1**



- Link Detached Bungalow
- 2 Bedrooms
- Garage with roller electric door
- Block paved drive
- Great village location

- Easily maintained front gardens
- Close to amenities
- Phonelines open 8am-8pm (7 days a week)



Enter the property from the front drive through the Upvc door. Servicing all rooms with radiator and Upvc double window to the side elevation. Central heating temperature controls and built in cupboard. Loft access

**LOUNGE** 4.10m x 3.88m (13'5" x 12'8")

With Upvc bow window to front elevation, radiator. Good size square lounge with options to layout.



**BREAKFAST KITCHEN** 4.64m x 2.59m (15'2" x 8'5")

With Upvc window to rear elevation, range of wall and base units in white, roll edge work surfaces with tiled splashbacks. Stainless steel sink unit, space and plumbing for washing machine, built in whirlpool oven and separate grill, 4 ring belling electric hob with cooker hood above, artex radiator, Upvc window built in cupboard housing the insulated hot water cylinder, door to Garage.



**BEDROOM 1** 4.39m x 2.61m (14'4" x 8'6")

With Upvc window to rear elevation, radiator. Built in wardrobes with. Mirrored sliding doors proving ample storage.



**BEDROOM 2** 3.33m x 2.16m (10'11" x 7'1")

With Upvc window to front elevation, radiator, artex and coving to ceiling.



**Shower room** 3.33m max x 1.84 max (10'11" x 6'0")

Walk in shower ensure with electric Triton shower. Mermaid boarded walls with vinyl flooring. Raised low level toilet and pedestal sink, with radiator and obscure Upvc double glazed window to side elevation.

## OUTSIDE

To the front is a lower maintenance gravelled garden with 'stone' circle and a block paved drive leads to the

**GARAGE** 5.25m x 2.88m (17'2" x 9'5")

With up and over vehicle door, light and power, rear Upvc window and door to garden, appliance space.

## Outside

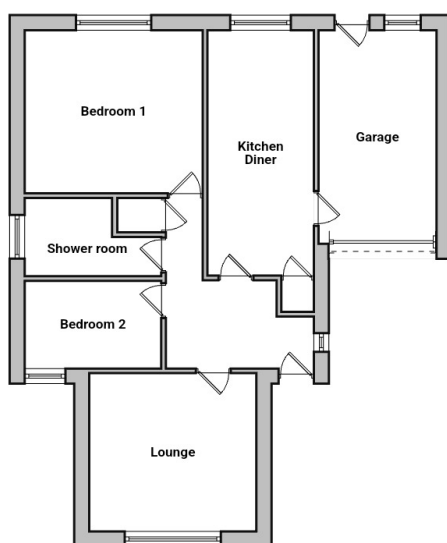
The block paved drive leading up to the garage is enclosed with wrought iron gates and front fence with a small low maintenance front garden. Gated side access to the rear garden. The private rear garden is fully fenced and laid with an artificial grass and slabs. There is rear access to the garage, leading into the kitchen. With and outdoor tap and slabbed patio area.



## 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.

