



**OXFORD**  
FAMILY ESTATES



## 33 Well Vale Drive, PE24 5SE

**£200,000**

- Link Detached Bungalow
- Garage with roller electric door
- Easily maintained front and rear gardens
- Close to amenities
- 5 minute walk to the beach

- 2 Bedrooms
- Block paved & gated drive
- Great village location
- Tax Band B
- Phonelines open 8am-8pm (7 days a week)

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

**Property Type:** Semi-Detached Bungalow





**Council Tax Band: B**

**Tenure: Freehold**

**NO ONWARD CHAIN** - Oxford Family Estates are delighted to present this 2 bedroom link-detached bungalow ideally situated a short walk to the village centre of Chapel St Leonards. The property benefits from a block paved and gated drive, integral garage with internal door and low maintenance rear gardens. With a kitchen diner, large square lounge with a double glazed bow window and enclosed private rear garden. This property has a lot to offer and all within a 5 minute walk to the village centre, amenities, and the beach! A must see if you're looking for proximity to the village.

### **Entrance Hallway.**

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

### **Kitchen Diner 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")

Single bedroom with Upvc window to front elevation and radiator.

**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.

**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.

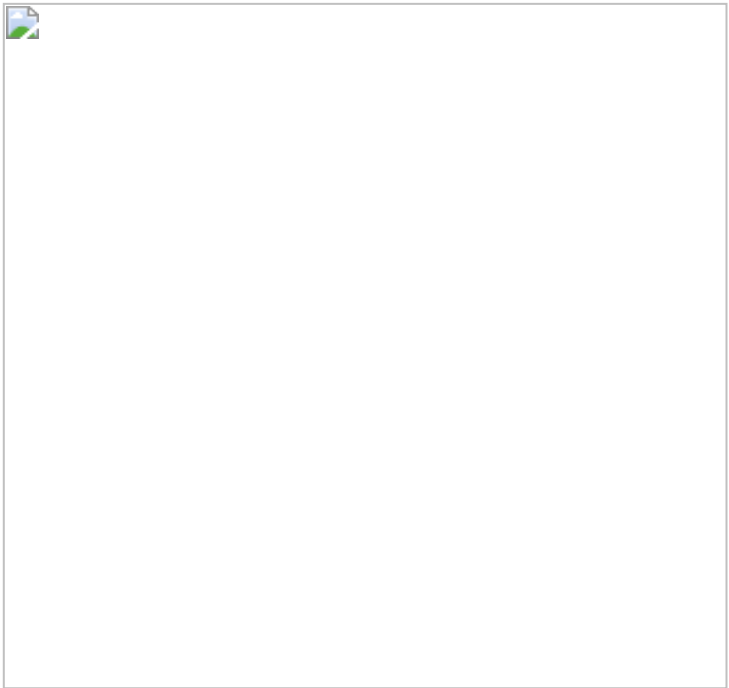
**Outside**

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.

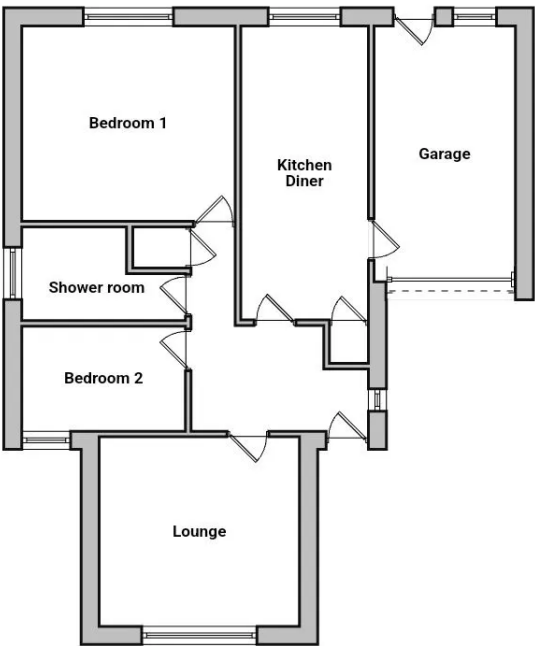
**Chapel St Leonards**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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