

Rays Way, Chapel St Leonards

£325,000



- Viewing Highly Recommended
- Larger Than Average Plot
- Remainder of NHBC Warranty
- Remote electric garage door
- Master bedroom en-suite

- Tri-folding Patio doors
- South Facing Garden
- Close to Local Amenities
- Phone Lines Open 8am-8pm (7 days a week)



Oxford Family Estates are pleased to bring to the market this 2021 built 2 bedroom bungalow. The property benefits from Approx 6 years NHBC warranty. This superb bungalow offers a larger than average south facing, and parking for multiple vehicles and the garage with electric remote operated door. With a master en-suite bedroom, large 2nd bedroom and bathroom with walk-in shower as well as a utility cupboard with space and plumbing for washing machine and tumble dryer. Modern fitted kitchen, with Tri-folding patio doors from the lounge creating a beautiful space to entertain and welcome family and friends. This property has a lot to offer and all within a 5 minute walk to the beach. A must view if you're looking for a property ready to move into.

Entrance Hallway

Enter into the property via a recessed porch area with a Upvc part double glazed door into the good sized entrance hall. Access to loft with fitted folding wooden ladders. Loft is 2/3 boarded providing plenty of storage space. Built in Storage cupboard.

Utility cupboard 2.95m x 0.58m (9'6" x 1'10")

Off the main entrance Hallway with large double doors, housing the LPG gas boiler and providing space and plumbing for a washing machine, tumble dryer whilst also providing cloak cupboard space.



Kitchen 3.54m x 3.18m (11'7" x 10'5")

Fitted with a range of base and wall units in gloss white and metal trim. Integrated tower fridge freezer. Lamone electric fan oven and electric hob with extractor hood above. 1 & 1/2 bowl stainless steel sink under Upvc double glazed window to the rear elevation. Upvc part double glazed door out the to rear garden and patio. Breakfast bar with seating for two. And radiator.

Lounge Diner 7.36m max x 4.07max
(24'1"max x 13'4"max)

Large open lounge diner with tri folding patio doors to open up into the garden in the summer. Ample space with options to layout. Currently laid out with 2 x 3 seater settees, armchair and 6 person dining set. Dual aspect with two sets of Upvc double glazed windows to the side elevation creating a light sociable space.

Bedroom 1 4.20m max x 3.24m max (13'9" x 10'7")

Double bedroom with ample space for wardrobes, drawers and bedside cabinets. With radiator under Upvc double glazed window to the front elevation. Door into en-suite.

En suite 2.94m x 1.19m (9'7" x 3'10")

En-suite off the master bedroom fitted with a low walk-in shower cubicle with a thermostatic mixer shower to mermaid boards. Vanity unit sink with light up heated mirror above. Low level toilet, heated towel rail and obscured Upvc double glazed window to the side elevation.



Bedroom 2 4.97m x 3.02m (16'3" x 9'10")

Sizeable 2nd bedroom with options to layout to requirements (with possibility to fit multiple beds). Recessed area provides ample space for wardrobes and drawers. Radiator under Upvc double glazed window to the front elevation.

Shower Room 2.95m x 1.95 (9'8" x 6'4")

Double width walk-in shower enclosure with centrally mounted thermostatic mixer shower to mermaid boards. Vanity unit sink with light up heated mirror above. Low level toilet, heated towel rail and obscured Upvc double glazed window to the side elevation. Laminate flooring.

Garage 5.08m x 3.72m (16'8" x 12'2")

Remote electric roller door, power, lighting and Upvc door from the rear garden. Space and plumbing for the washing machine.

Outside

The front of the property has two driveways offering substantial parking with one leading up to the garage. There is a lawned area in between with access to the submerged gas tank. There is a gate at the side of the garage. The rear garden is South facing and has a lovely patio area directly out from the tri-folding patio doors of the lounge and the kitchen door. This then flows onto a lovely long lawned garden with a border with several trees and shrubs planted and a relaxing summer house for long sunny days and summer evenings. There is a separate area round the side of the bungalow behind the garage which provides a good area for a washing line and access to the garage utility door with more lawn and trees.



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.

