



OXFORD
FAMILY ESTATES



59 Wilton Avenue, PE24 5YN

£210,000

- Detached Bungalow
- Long Driveway
- Front and Rear Gardens
- Solar Panels - Leased
- Excellent EPC rating B

- Close To village centre & Amenities
- Parking for multiple vehicles / Campervan
- 25" Conservatory
- Short Walking Distance to Beach
- Phone Lines Open 8am-8pm(7 Days A Week)

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Detached Bungalow



Council Tax Band: B Tenure: Freehold

Oxford Family Estates brings this Detached 3 Bedroom Bungalow in the quiet residential area of Chapel-St-Leonards to market. Close to local amenities, the village green and a short walk to the beach, the property also benefits from 20 leasehold solar panels reducing your electricity bills. With a kitchen diner, separate lounge with a bow window providing a lovely open outlook and a long 25' conservatory, the property has a lot to offer and should be on your shortlist to view. The long drive provides a blank space to consider with options for those looking for camper/caravan space or to look at potentially adding a new garage.

Entrance Hallway

Enter the property through the Upvc double glazed entrance door from the drive. Servicing all rooms except the conservatory, with tiled floor, radiator, consumer unit and built in cloak/storage cupboard.

Kitchen Diner 3.30m max x 4.17m max (10'9" x 13'8")

Fitted with a range of base and wall units in green with roll edge worktop and tiled splash backs. 1 & 1/2 bowl stainless steel sink, integrated diplomat electric oven, new world ceramic hob and extractor hood above, space and plumbing for washing machine with a radiator, tiled floor, access to the loft. Single glazed door to the conservatory and single glazed window to the rear over looking the rear garden. Upvc double glazed window to side elevation.

Lounge 3.89m x 4.42m (12'9" x 14'6")

Dual aspect, bright lounge with Upvc double glazed bow window to the front elevation and obscured window to the side elevation. Tiled floors with a radiator, and centred around the stone fireplace surround with an electric heater in the style of a log burner.

Bedroom 1 3.20m x 3.11m (10'5" x 10'2")

Double bedroom with space for wardrobes/drawers. Radiator under Upvc window to the front elevation.

Bedroom 2 2.22m x 2.92m (7'3" x 9'6")

Single glazed window with a view through the conservatory and overlooking the garden.

Bedroom 3 2.39m x 2.92m (7'10" x 9'6")

Single glazed window also with a view through the conservatory, overlooking the garden.



Shower room 2.06m x 1.70m (6' 9"x 5' 7")

Fully tiled walls and floor, with obscure Upvc window to the side elevation and radiator. Fitted with corner shower enclosure and Triton electric shower, wall mounted hand basin and low level toilet.

Conservatory 7.89m x 1.95m (25'10" x 6'4")

Upvc double glazed conservatory with poly-carbonate roof on shallow brick base. With tiled floor, space wall lights, power points as well as hot and cold water points. Two single doors to both the drive and rear garden.

Outside

To the front is a lawned garden with a mature tree to the centre. Long concrete drive providing access to the bungalow from the side entrance and gated access to the rear garden. Space for a Garage, currently fitted with a metal shed. The spacious rear garden has a patio area, and recently fitted fencing to create a lovely space to enjoy in the summer months.

Solar Panels

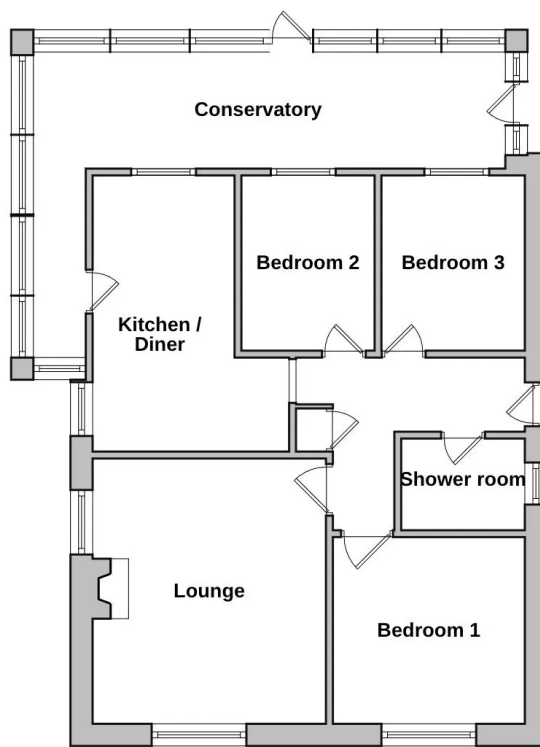
The property has 20 solar panels. The panels are lease-held with the lease running until 2036 with carbon saving generation ltd.

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) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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