

Elliott Way, Chapel St Leonards

£320,000



 **3**

 **2**

 **1**



- NO Onward Chain
- 3 double bedrooms
- En suite
- Oil combi boiler
- Integral Garage with roller door

- South facing garden
- Quiet cul-de-sac
- Dining room
- Close to the beach and pub.
- Lines open 8am-8pm (7days)



Oxford Family Estates are delighted to offer this 3 double bedroom detached property in the popular Elliott Way area of Chapel St Leonards. The property has a South facing garden backing on to the water courses benefiting from the short walks along the embankment to the beach & cafe as well as the pub and scenic rural walks.

With a large integral garage, En-suite master bedroom, separate lounge and dining room, oil combi boiler for central heating and the quiet cul-de-sac location, this property has a lot to offer and should be on the short list to view.

Entrance Hallway 1.48m x 11.18m (4'10" x 36'8")

Enter the property from the front elevation through the Upvc part double glazed door into the long 36ft hallway servicing all rooms. With double doors to the lounge and inter Al door to the garage, storage cupboard and loft access. The property benefits from oil powered central heating with radiators throughout each room.

Lounge 4.48m x 4.71m (14'8" x 15'5")

With Upvc double glazed bow window to the front elevation and electric fire set in a stone surround. Currently laid out with a 3 piece suite, display cabinet and sideboard.

Bedroom 1 4.44m max x 3.95m max (14'6" x 12'11")

En-suite bedroom with ample space for wardrobes and drawers, with Upvc double glazed window to the side elevation.



En-suite 2.87m x 1.06m (9'4" x 3'5")

Shower cubicle with thermostatic mixer shower, pedestal sink and low level toilet. Fully tiled walls and floor with obscure Upvc double glazed window to the side elevation.

Bedroom 2 4.45m x 3.47m (14'7" x 11'4")

Double bedroom with fitted wardrobe and dresser unit, with up and over cupboards for ample storage. Upvc double glazed window to the side elevation.

Kitchen 4.43m x 2.93m (14'6" x 9'7")

Fitted with a range of wall and base units in a blue/grey, with tiled splashbacks and vinyl flooring. Integrated Beko ceramic hob and fan oven with extractor fan hob above. Integrated under the counter fridge, with space for a tower fridge freezer. Integrated Diplomat dishwasher. 1 & 1/2 bowl stainless steel sink under dual aspect Upvc double glazed windows to the front and side elevations. Upvc door to the rear garden.

Dining room 4.45m x 3.26m (14'7" x 10'8")

Double doors off the kitchen lead to the dining room. Currently being used as a day room with additional sofa seating and a four person dining set. With Upvc double glazed sliding door to the rear garden and patio.

Bedroom 3 3.15m x 2.95m (10'4" x 9'8")

Double bedroom with Upvc double glazed window to the side elevation. Useful 3rd room for family and friends or as an office/crafting space.



Bathroom 3.14m x 2.06m (10'3" x 6'9")

Walk-in shower enclosure with thermostatic mixer shower and gravity rain head. Vanity unit sink and low level toilet. Fully tiled walls with laminate flooring, and obscure Upvc double glazed window to the side elevation.

Garage 2.73m x 6.50m (8'11" x 21'3")

Power and lighting with an electric remote controlled rolling door. Space and plumbing for washing machine and tumble dryer. With an additional storage cupboard.

Outside

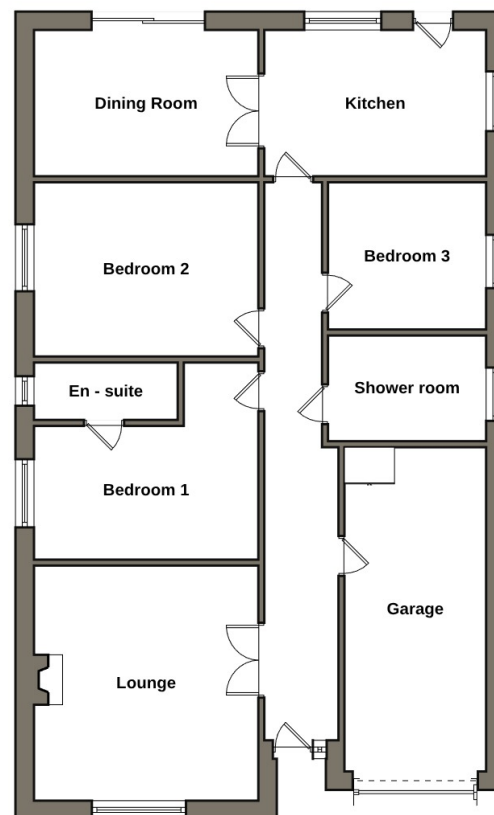
The front of the property has a nice lawn with block paved drive and path leading up to the garage, with electric remote roller door and front door. Gated access down the side of the property to the enclosed rear garden. With block paved patio and seating area, laid mainly to lawn. Lovely south facing garden catching the sun most of the day, backing on to the water course. The rear garden houses the Oil tank.



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		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	