

Prince Avenue, Chapel St Leonards £210,000



 **2**

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- ****NO ONWARD CHAIN****
- **2 Bedrooms**
- **Driveway & front garden**
- **Integral garage**
- **Sunroom**

- **Separate WC**
- **Cul-de-sac Location**
- **Summerhouse**
- **Integral garage**
- **Phone lines open 8am-8pm**
(7days)



NO ONWARD CHAIN Oxford Family Estates are delighted to bring to market this spacious 2 Bedroom Detached bungalow set in a quiet cul-de-sac in Chapel-St-Leonards. In need of some modernisation it's the ideal opportunity to add you own touch to a nicely laid out bungalow. The property benefits from an integral garage, separate WC, two large double bedrooms, lounge and separate dining area. With ample driveway space, front and rear gardens, a conservatory off the garage and a summer house, this property has a lot to offer and should be a must view for anyone looking in the area!

Approach the property up the drive with parking for multi vehicles and leading to a single garage. There is a lawn area with flower borders and planted with a variety of roses.

Hallway 6.80m x 1.76max (22'3" x 5'9")

Enter the property through Upvc sliding porch doors to the internal obscure single glazed door to the hallway. The property benefits from low level oil fired radiators throughout. With doors off the hallway to all rooms. There is loft access, cloak cupboard and airing cupboard housing water tank. Flooring is wood effect laminate.

WC 1.70m x 0.90m (5'6" x 2'11")

With obscured Upvc window to front elevation and comprising of Low level toilet and hand wash basin.

Lounge 5.74m x 3.73m (18'9" x 12'2")

Large and bright lounge. With 2 windows to the front elevation and large sliding patio door to the side elevation. With a feature brick fireplace and coal effect electric fire. Wooden sliding double doors to the dining area.



Dining area 3.23m x 2.44m (10'7" x 8'0")

With Upvc window to the side elevation. Wood effect laminate flooring and archway into the kitchen.

Kitchen 3.21m x 2.92m (10'7" x 8'0")

Upvc window to side elevation with single sink under. A range of wall and base in units wood, with built in double oven, electric hob with extractor fan over. There is plumbing for a washing machine or dishwasher and tiled flooring.

Bedroom 1 4.70m x 3.56m (15'5" x 11'8")

Great size double bedroom Upvc window overlooking rear garden. Ample space for plenty of furniture.

Bedroom2 4.43m x 3.56m (14'6" x 11'8")

Only marginally smaller than the master bedroom, with Upvc window overlooking the rear garden. Built in wardrobes with mirrored sliding door.

Bathroom 2.39m x 1.76m (10'9" x 5'9")

Comprising a corner shower, low level toilet and pedestal sink. Upvc obscured glazing window to side elevation. Tile effect vinyl flooring

Garage 5.49m x 3.04m (18'0" x 9'11")

Triple wooden sliding doors. Single glazed wood window to side elevation. Housing a Grant oil boiler and plumbing for a washing machine. Access through to the rear porch/sun room.

Sun room 2.42m x 2.36m (7'11" x 7'8")

Upvc glazed windows . Door leading out to rear garden.



Outside

Rear garden is gated to the side. There is a greenhouse, shed and summer house. The garden is mostly laid to gravel with flower beds. Garden is enclosed and private with a gate giving access to the water course behind. To the other side of the bungalow is the oil tank. New oil tank and boiler fitted December 2023.

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.



