



58 Sea Road, PE24 5SA

£200,000

- ****NO ONWARD CHAIN****
- Open plan kitchen diner
- large gardens
- Off street parking for 2 cars
- Oil central Heating

- Separate Second WC
- Spacious lounge
- Garage
- Central village location
- Phone Lines open 8am-8pm (7days)

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Property Type: Detached House



Council Tax Band: C Tenure: Freehold

****NO ONWARD CHAIN**** Live a short walk down the road to the beach, with this well presented 3 bedroom detached house in Chapel St Leonards presented by Oxford Family Estates. This property has plenty to offer with 2 double bedrooms and a single, separate WC, spacious lounge and semi-open plan kitchen Diner. Sitting on a spacious corner plot with wrap-around gardens, the property also benefits from Oil central heating, garage and off street parking for 2 vehicles. The central village location is just a short 5 minute walk from all the village amenities including the village hall, bus stops, convenience store and the beach! Book your viewing today!

Entrance Hallway 4.32m x 1.79m (14'2" x 5'10")

Wide entrance hall servicing all ground floor rooms and carpeted stairs to first floor. On the landing there is a loft hatch, the loft has been insulated.

Lounge 6.27m x 3.16m (20'6" x 10'4")

Large Upvc double glazed bow Window to front and double French doors to the rear make this a lovely bright large lounge. Recess for a log burner.

Kitchen 2.90m max x 3.84m max (9'6" max x 12'7")

Fitted with a range of wall and base units in a beautiful soft green with wood effect worktops. Space and plumbing for washing machine and tumble dryer. Corner unit housing Worcester Greenstar oil boiler. 1& 1/2 stainless steel sink under Upvc double glazed window to the rear elevation. Lamona electric hob and oven fitted with extractor hood above.

Dining Room 2.90m x 2.72m (9'6" x 8'11")

Open plan with archway from kitchen, wood effect ceramic tiled floor throughout with radiator and Upvc double glazed window to the front elevation.



Bathroom 2.26m x 1.77m (7'4" x 5'9")

Bath suite with pedestal sink and low level toilet. Half panelled and tiled walls with vinyl flooring. Mira electric shower fitted above the bath. Radiator.

Master Bedroom 2.95m x 2.89m (9'8" x 9'5")

Large double with radiator under Upvc double glazed window to rear elevation. Door into handy storage room space in eaves of the slanted roof.

Bedroom 2 4.12m max x 3.11m max (13'6" max x 10'2" max)

Good size double bedroom with radiator under Upvc double glazed window to the front elevation and built in wardrobe cupboard.

Bedroom 3 3.18m max x 2.02m max (10'5" max x 6'7" max)

Single bedroom with radiator and Upvc double glazed window to rear elevation.

Upstairs WC 1.62m x 1.10m (5'3" x 3'7")

Low level toilet and pedestal sink. Obscure Upvc double glazed window to rear elevation. Airing cupboard housing immersion tank.

Outside

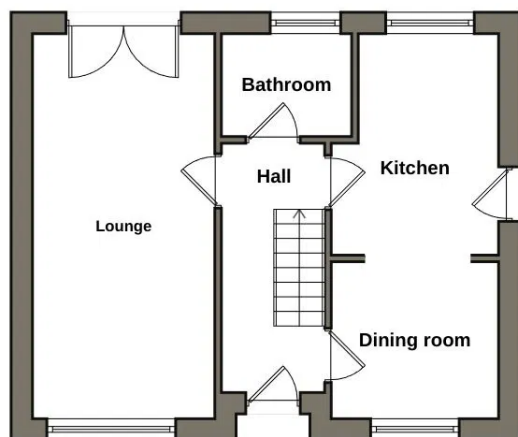
The property sits on a corner plot with a fenced front garden, with gate and pathway to the front entrance. The gardens wrap round to the back of the property with patio area, oil tank & french doors into the lounge. The rear gate leads out to the garage & drive off Tylers close.

Chapel St Leonards

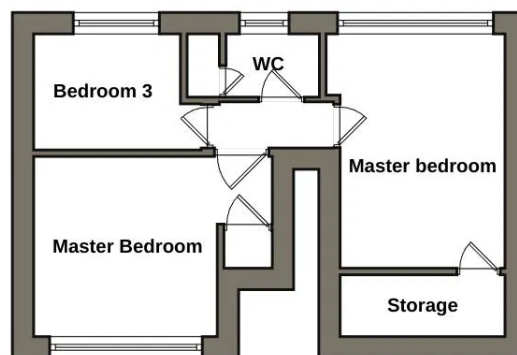
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating 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.





Ground Floor



First Floor

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		78
(55-68) D	62	
(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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