



OXFORD
FAMILY ESTATES



19 Connaught Drive, PE24 5YS

£270,000

- 2 double bedroom
- Decorated to a high standard
- pergola overlooking the Watercourse
- Large drive for multi vehicles
- EPC rating C, Tax band B.
- Quiet cul-de-sac location
- En-suite with freestanding bath
- Low maintenance garden with patio cover
- Oil Central Heating - External Worcester boiler
- Lines open 8am-8pm (7 days)

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 2

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

Oxford Family Estates have the pleasure of showcasing this beautifully decorated 2 double bedroom detached bungalow in a quiet cul-de-sac of Chapel St Leonards with a boundary on to the watercourse. The property has an en-suite main bedroom, conservatory and is modernly decorated throughout to a very high quality. A must view for those looking to buy a property ready to move into. Benefiting from a modern kitchen with central island, integrated appliances and utility cupboard, as well as a landscaped rear garden with beautiful raised beds and pergola. With ample drive space for multiple vehicles, workshop/storage space, and outdoor oil boiler this property has a lot to offer.

Entrance Hallway & Porch

Enter into the property via a Upvc part double glazed door into an L shaped hallway leading to the Kitchen. With access to the 2nd bedroom and double doors into the lounge. Radiator.

Lounge 4.04m max x 3.78m max (13'3" max x 12'4")

Upvc double glazed bay window to front elevation. Electric fireplace and radiator.

Kitchen 3.71m max x 4.80m max (12'2" max x 15'8" max)

Beautiful kitchen with island table and hanging lights. Partly tiled with fitted base and wall units, built in fridge/freezer, induction hob and extractor hood. Two pantry cupboards provide ample storage and space & plumbing for washing machine/dryer. Integrated dishwasher and two Upvc double glazed windows to rear elevation.

Main Bedroom 3.16m max x 3.85 max (10'4" max x 12'7" max)

Good size main double bedroom currently laid out with Super-king bed and still with space for wardrobes and drawers. Upvc double glazed window to rear elevation and radiator. Door leading to En-suite.



En-suite 2.36m x 2.14m (7'8" x 7'0")

Fully tiled, with ornate free standing bath, sink and heated towel rail. UPVC double glazed obscure window to side elevation.

Bedroom 2 2.36m x 3.14m (7'8" x 10'3")

Good size double bedroom with Upvc double glazed window to front elevation and radiator.

Bathroom 2.50m x 1.78m (8'2" x 5'10")

fully tiled, with sink, walk in shower with gravity head and toilet. Upvc double glazed obscure window to side elevation.

Conservatory 2.97m x 3.48m (9'8" x 11'5")

Upvc double glazed conservatory with sliding door on side elevation leading to garden.

Outside

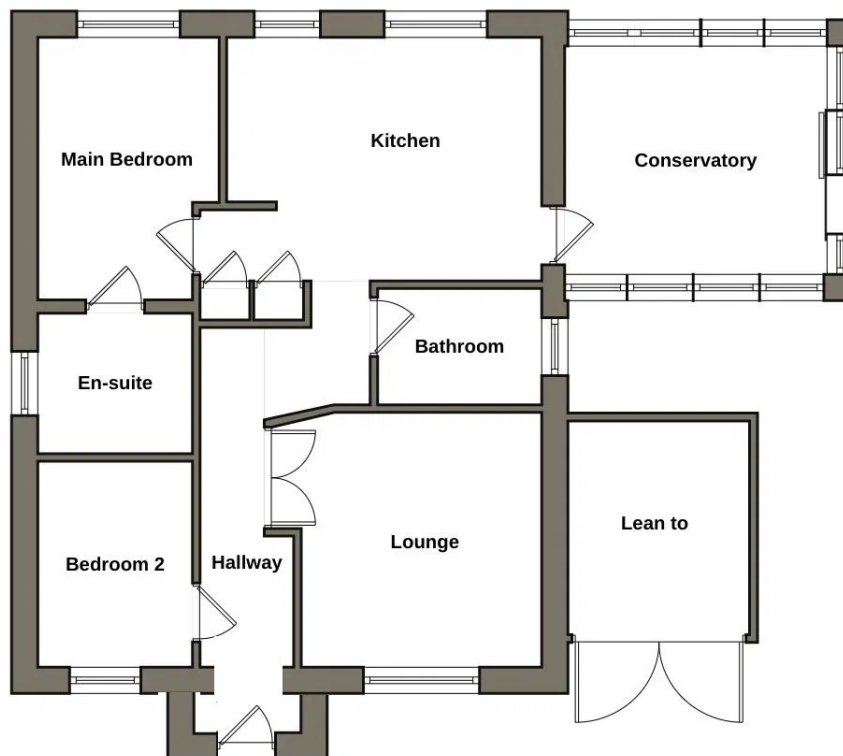
Large block paving drive with parking for at least 4 vehicles leads up to front elevation and lean to storage to the side elevation. Side gates lead to the conservatory and back garden. Lovely enclosed low maintenance rear garden, with patio area, shed, oil tank and Water feature. With gated access to the embankment to the watercourse, and a covered patio area with pitched roof.

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.





01754 228 485

sales@oxfordestates.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

