

**St Leonards Drive, Chapel St Leonards**

**£575,000**



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- **Detached 5 Bedroom House.**
- **5 Bathrooms & 2 WC's**
- **One Of a Kind Property**
- **Stunning Decor**
- **Games Room & Bar**

- **Short Distance to Beach**
- **Enclosed Sunny Garden**
- **Close to Local Shops, Garage and Pub**
- **Phone Lines Open 8am-8pm(7 days a week**





Oxford Family Estates are delighted to bring to market this stunning 5 bedroom, 5 bathroom, 2 WC, situated in the heart of the coastal village, just a 10 minute walk to Chapel St Leonards beach and the North Sea Observatory.

At over 4000 sq/ft, this beautifully finished, Parisian chateaux inspired house leaves you curious to see what's behind every door. With a large open plan living room, dining room and sun room areas, flowing through to the country kitchen and pantry/storeroom, it is perfect for family gatherings or entertaining guests. There is a games room & bar downstairs with its own shower room, as well as separate lounge/sitting room for quieter evenings.

Outside the property benefits from ample off-street parking, private enclosed garden to the side with a covered veranda, patio seating & BBQ area, workshop shed, & outdoor bar and seating area round off the kitchen.

Be sure to check out the 360 degree virtual tour & video tour in the gallery today!

**Entrance Hallway** 2.70m x 5.06m (8'10" x 16'7")

Beautifully decorated, this welcoming, wide hallway, services all the ground floor rooms extending and connecting round to the pantry and kitchen.

**WC** 0.91m x 1.60m (2'11" x 5'2")

Pull chain toilet and wall mounted hand washbasin, with tile effect vinyl flooring. Handy for visitors and guests.





**Games room 3.56m x 6.04m max(11'8" x 19'9")**

Finished with a blue and gold ornate gentleman's club theme with Pool Table. This recreational room to the front has a bay window to the front elevation with two Upvc doors. The recess to the side of the En-suite shower room is currently used for a bar. Previously used as an En-suite downstairs bedroom.



**Downstairs shower room 1.17m x 2.52m (3'10" x 8'3")**

Corner shower enclosure, with Triton electric shower fitted. Pedestal hand wash basin and low level toilet. Partly tiled walls and vinyl tile effect flooring. Fitted extractor fan.



**Sitting room / parlour 4.07m x 3.56m (13'4" x 11'8")**

Quiet 2nd seating room to retreat to, with Upvc window to the side elevation and wooden floors flowing through from the hallway. Centred around the wooden fire surround to create that cosy lounge feel.

**Laundry Room 2.62m x 1.57m (8'7" x 5'1")**

With a worktop and wall mounted cupboards. Space and plumbing for washing machine and tumble dryer, with Belfast sink.



**Powder room 1.19m x 1.58m (3'10" x 5'2")**

Additional downstairs toilet with pedestal sink.





**Pantry & Store room 4.51m x 1.97m (14'9" x 6'5")**

Pantry storage off the kitchen with additional cupboard space. Fitted with worktop and stainless steel sink, under obscure Upvc double glazed window to the side elevation. Space and plumbing for the dishwasher and Samsung American style fridge freezer.



**Kitchen 5.97m x 3.09m (19'7" x 10'1")**

Country style kitchen, with a range of wall and base units in a buttercream, sage green and gold trim finish. Fitted with a leisure Gas double cooker and extractor hood fitted above. 1 & 1/2 bowl ceramic sink under Upvc window. Large counter top with serving hatch through to the dining area. Vertically mounted radiator and Upvc door to the outdoor seating and bar area.



**Living Room 4.84m x 4.33 (15'10" x 14'2")**

Enter into the open plan living room flowing into the dining room and sitting areas. Centred around the old fireplace (closed) with ornate surround and tile hearth, with original wooden flooring flowing throughout.



**Dinning Room 4.96m x 3.04m (16'3" x 9'11")**

Currently laid out with an 8 seater dining table on the tiled floor, with a log burner fitted to the corner. There is a breakfast/cafe bar with 3 stools to the serving hatch through to the Kitchen.





**Bedroom 3** 6.86m max x 3.11m max(22'6" x 10'2")

(Beige) large double bedroom currently laid out with bedside cabinets, drawers, wardrobe and dresser. With loft access and Upvc window to the side elevation.

**En-suite (Bedroom 3)** 2.41m x 1.84m(7'10" x 6'0")

Freestanding bath with mid mounted taps and shower attachment. Pedestal sink, low level toilet and centrally heated towel rail. Partly tiled walls and tiled floor with obscured Upvc window to the rear. elevation.

**Walk-in Wardrobe** 2.20m max x 3.27m max(7'2" x 10'8")

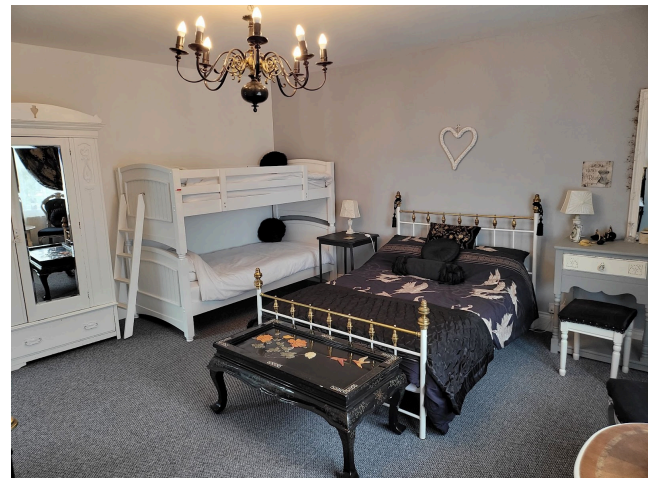
Currently laid out with 3 double wardrobes alongside the built-in cupboard and also serves as a connecting room through to the 3rd En-suite bedroom.

**Master Bedroom** 3.64m x 3.29m(11'11" x 10'9")

Double bedroom currently laid out with bedside cabinets, dresser and clothes rail. Double glazed window to the side elevation and wooden flooring flowing through opening to the En-suite.

**En-suite (Master)** 3.85m x 3.09m(12'7" x 10'1")

Centred around the feature claw foot freestanding bath. There is also a corner shower cubicle with Mira electric shower. Pedestal sink and low level toilet. Radiator and heated towel rail. Original wooden flooring and obscured Upvc window to the side elevation.





**Boiler/Laundry Room** 4.12m x 2.13m(13'6" x 6'11")

Currently used as a laundry and storage room to service the bedrooms. Houses the ideal Logic combi boiler, with Upvc window to the side elevation.

**Walk-in Wardrobe / Bedroom 5** 2.70m x 4.15m (8'10" x 13'7")

Currently used as a single bedroom off the family bedroom, and laid out with bedside cabinet dresser and wardrobe. Level access to adjoining rafter space. With doors off to the family room and en suite bathroom.

**Bedroom 2 & Family Guest Room** 4.83m x 4.82m (15'10" x 15'9")

Currently laid out as a family guest room with double bed, bunk beds and another single bed. With Upvc window to the front elevation.

**En-suite (Family Room)** 4.12m max x 1.66m max(13'6" x 5'5")

With panelled bath and mixer shower fitted above. Centrally heated towel rail, pedestal sink and low level toilet. Partly tiled walls and tile effect vinyl flooring.

**Bedroom 4** 3.85m x 3.30m(12'7" x 10'9")

Double bedroom currently laid out with bedside drawers, wardrobe dresser and chair. With Upvc window to the side elevation.





**En-suite (Bedroom 4) 0.90m x 3.28m(2'11" x 10'9")**

Shower cubicle with folding door and Triton electric shower. Centrally heated towel rail and wall mounted sink, with low level toilet. Tiled Shower enclosure and splash back with tile effect vinyl flooring.

**Outside**

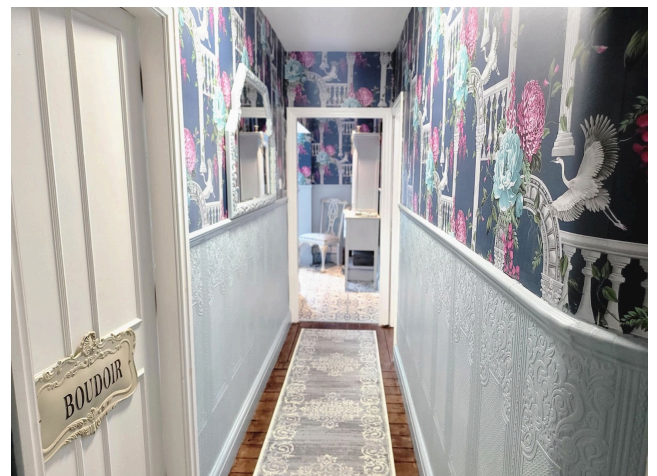
The property has a large gravel drive with two sections for parking for multiple vehicles. There is a front garden with flowered borders, iron fencing and slabbed pathway leading round to the gated access either side. To the left of the front door there is a handy storage cupboard, for some garden tools and bits.

Through the gated access to the rear garden, it open up to a lovely lawn garden, with patio slabbed BBQ and dining area, currently laid out with 6 seater dining set. There is the raised veranda with multiple sets of seating and french style double doors to the open plan living/dining room. To the rear of the garden there is a workshop shed and access to the rear of the property which has be equipped with a covered bar and seating area off the back door to the kitchen.

**Services**

Heating and hot water is powered by two LPG gas combi boilers (off the one submerged tank. The tank is on telemetry with Flo-gas.

The boiler upstairs is an Ideal Logik fitted in 2020 with a 10 year warranty. The boiler downstairs is a Viessman combi boiler we believe to have been instead in 2013. Both are serviced annually.





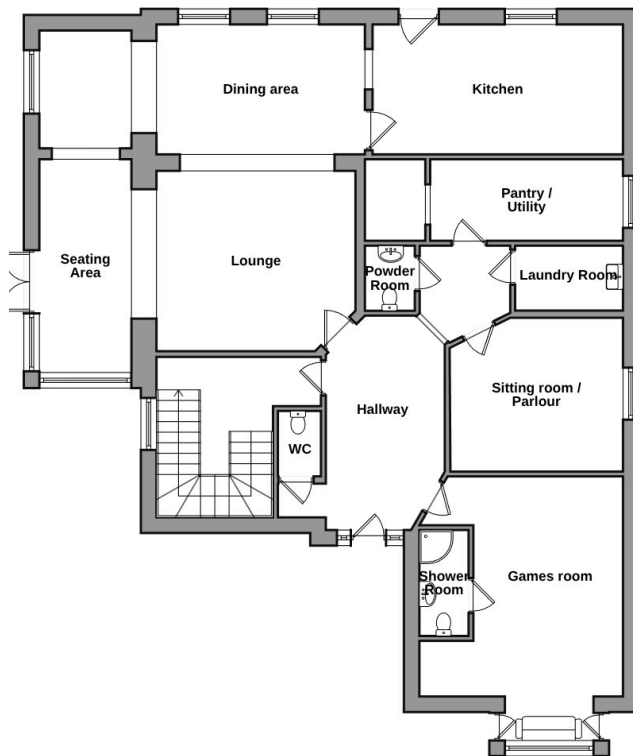
### Chapel St Leonards

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.

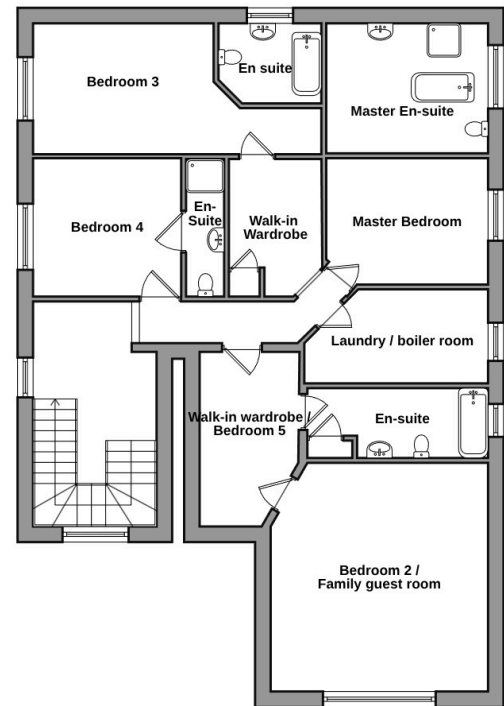
The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.







Ground Floor



First Floor

Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

