

## Church Farm Close, Chapel St Leonards

**£160,000**



 **3**

 **1**

 **1**



- " NO ONWARD CHAIN"
- Detached Bungalow
- 3 Bedrooms
- In Need of Refurbishment
- Drive for Multi Vehicles

- Private Rear Garden
- Cul-de-sac Location
- Popular area of Village
- Phone Lines Open 8am-8pm(7 Days a Week)





Oxford Family Estates are pleased to bring to the market this 3 bedroom detached bungalow. Set in a quiet cul-de-sac in a popular area of the village. In need of refurbishment this property offers great potential. Benefiting from oil fired central heating and parking for multiple vehicles.

Enter property through an obscure half glazed Upvc door into the porch.

**PORCH** 4.22m x 1.29m (13'10" x 4'2")

Wooden glazed door leading into a small hallway with doors leading off to lounge, bed 3 and kitchen

**LOUNGE** 5.55m x 3.62m (18'2" x 11'2")

The lounge has a large wooden window that looks into the porch and has a radiator under. Feature brick fireplace and surround housing an electric fire. There is also an extra radiator to the rear of the room. A further Upvc window looks out onto the side elevation.

**KITCHEN** 3.08m x 3.11m max (10'1" x 10'2")

Tiling is floor to ceiling, with a mix of wall and base units. The cooker is gas (lpg bottles). Upvc window to the side elevation with stainless steel sink under. There is a built-in pantry and a built-in cupboard housing the washing machine. A Upvc obscure half glazed door leading out to the garden.

**BEDROOM 3** 2.28m x 1.91m (7'5" x 6'3")

With Upvc window to the front elevation, with the radiator under.

**REAR HALLWAY**

Built in cupboard housing the water tank. Doors off to bedrooms and bathroom.





**BATHROOM** 2.23m x 1.80m(7.3" x 5'10")

Upvc window with obscured glazing to side elevation and pedestal sink under. Shower cubicle with Triton electric shower, and wc.



**BEDROOM 1** 3.67m x 2.71m(12'0" x 8'10")

Upvc window overlooking rear elevation with radiator under.



**BEDROOM 2** 3.57m x 2.70m(11'6" x 8'10")

Upvc window overlooking rear elevation with radiator under.



**OUTSIDE**

The rear has a concrete patio area with access to the garage, wire fence and a metal gate to separate the lawned area. There is also a concrete workshop with wooden french doors. The garden is secure and private. Oil tank is located at the back of the garage

The front of the property has a block paved drive up to the metal double gates. With concrete drive beyond leading to the single garage with up and over door. There is a side metal gate and the front garden is mainly gravelled for low maintenance.

**DISCLOSURE**( the garage is in need of remedial attention...as it is believed but NOT confirmed that the roof is asbestos)





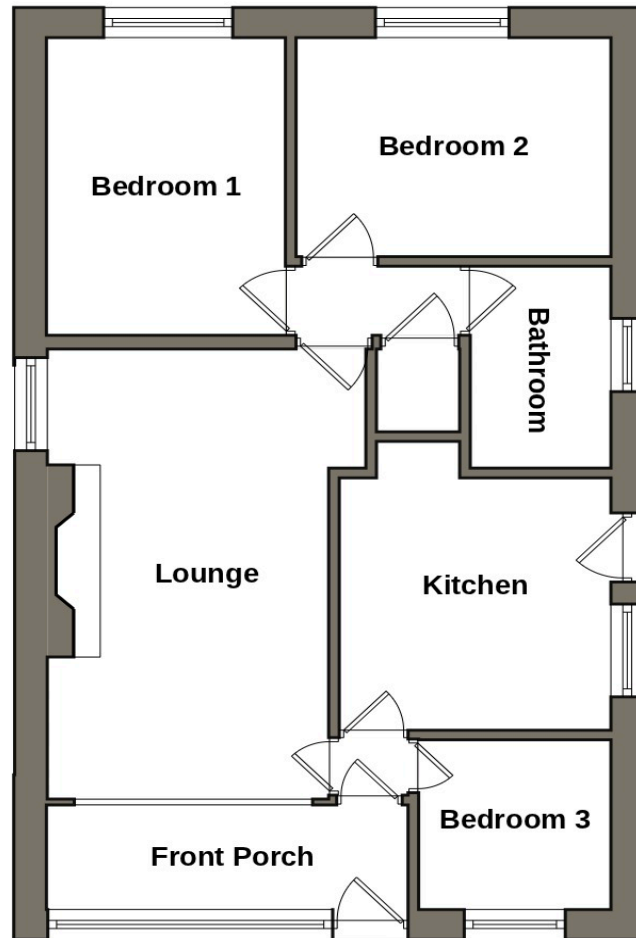
## Chapel St Leonards

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.







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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		