

Fairburn Close, Chapel St Leonards

£245,000



2



1



1



- Detached Bungalow
- 2 Bedrooms
- NEW Kitchen
- NEW Shower
- Conservatory

- Solar Panels
- Garage/Driveway
- Great Village Location
- Lines Open 8am-8pm(7 Days a Week)



OXFORD FAMILY ESTATES are delighted to bring to the market this newly refurbished Detached 2 bed Bungalow in the heart of Chapel-St-Leonards. Close to local shops, doctors, village centre and beach. VIEWING HIGHLY RECOMMENDED. No onward chain.

Entrance Hallway

Enter the property from the drive through the Upvc obscure double glazed door. Welcoming entrance hallway servicing all rooms except the conservatory. With cloak/storage cupboard, loft access and radiator.

Lounge 3.86m x 4.47m(12'7" x 14'7")

Centred around the chimney breast with dual aspect window including Upvc double glazed Bow window to the front elevation. Ample room to layout with 3 piece suite. TV area and power socket already fitted for wall mounted TV.

Bedroom 1 3.24m x 3.26m(10'7" x 10'8")

Double bedroom with ample space for wardrobes and drawers. Radiator under Upvc double glazed window to the front elevation.

Bedroom 2 2.31m x 2.89m(7'6" x 9'5")

With radiator and Upvc double glazed window to the side elevation.

Bathroom 1.97m x 1.63m (6'5" x 5'4")

Brand new fitted shower room, with low level walk in shower enclosure and Triton electric shower. Vanity unit sink and toilet with cupboard. Heated towel rail and fully tiled walls and floor.



Kitchen diner 4.78m x 4.72m (15'8" x 15'5")

L shaped kitchen diner has been opened up to create space for double doors through to the conservatory and the garden. Bright space with dual aspect windows to rear and side elevations. Upvc door to the side access.

Brand new, fitted with a range of wall and base units in a subtle green with oak effect worktops and tiled splash backs. There is a 1 & 1/2 bowl composite sink under the window overlooking the garden. Integrated Indesit dishwasher and space & plumbing for washing machine. Integrated Cooke & Lewis electric oven and hob, with extractor over. Integrated fridge freezer in tower unit. Ample space for 4-6 seater dining set.

Conservatory 6.02m x 2.98m (19'9" x 9'9")

Upvc double glazed conservatory with double doors out to the patio, polycarbonate roof and radiator to make for comfortable use all year round. With 4 sets of double sockets too.

Garage 2.51m x 5.00m (8'2" x 16'4")

Up and over door with a separate Upvc single door on the side to the rear garden. Power and lighting.

Outside

The front garden is laid to lawn with a small post and rail fence. The block paved driveway up to the garage has been extended to allow two cars to enter and exit independently. With a large carport up to the garage.

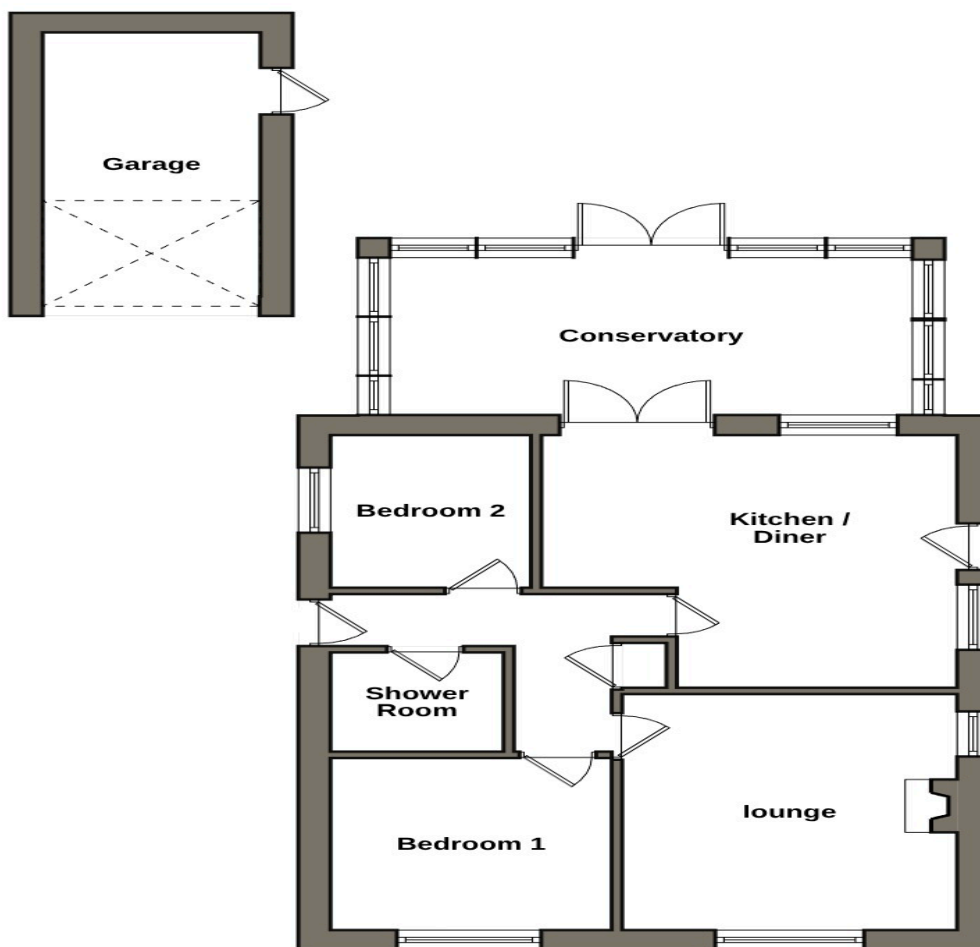
Gated access to the rear garden, with slabbed patio, lawn and border gardens up to newly fitted fencing. Recently fitted oil tank to specification. The Solar Panels are owned by a company and provide the property with virtually free electricity.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	