



OXFORD

FAMILY ESTATES



## 16 Church Farm Close, PE24 5SQ

£210,000

- Detached Bungalow
- Conservatory
- Enclosed Rear Garden
- Oil Fired Heating
- Lines Open 8am-8pm(7 Days a Week)
- 2 Bedrooms
- Driveway/Single Garage
- Cul-De-Sac Location
- Short Walk to village/beach

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 2

**Property Type:** Detached Bungalow





**Council Tax Band: B**

**Tenure: Freehold**

Check out this Detached 2 double Bedroom Bungalow, with NO ONWARD CHAIN and oil powered central heating, brought to you by Oxford Family Estates. Set in a cul-de-sac location and within a short walk to the village, shops and the beach, this bungalow has a gated driveway, garage, conservatory, modern bathroom and open lounge-diner. With no onward chain and some furniture negotiable, this property is a must view if you're looking for a peaceful bungalow near the coast.

**Conservatory** 2.44m x 3.15m (8'0" x 10'4")

Enter the property into the Upvc double glazed conservatory to the side of the property. With a solid roof and radiator to make for comfortable use all year round.

**Lounge / Diner** 5.19m x 4.07m max(17'0" x 13'4")

Sliding Upvc double glazed doors from the conservatory open up into the lounge diner centred around electric coal effect fire on a stone hearth with wooden mantle surround. Two double glazed windows to the front elevation overlooking the front garden and quiet cul-de-sac.

**Kitchen** 2.37m x 2.69m max (7'9" x 8'9")

Fitted with a range of wall and base units in white with tiled splash backs. Integrated Newworld electric double oven and grill, with Electrolux ceramic hob and extractor fitted above. Space and plumbing for a washing machine and tower fridge freezer. Stainless steel sink under the Upvc Double glazed window to the side elevation.

**Hallway** 0.83m x 3.01m (2'8" x 9'10")

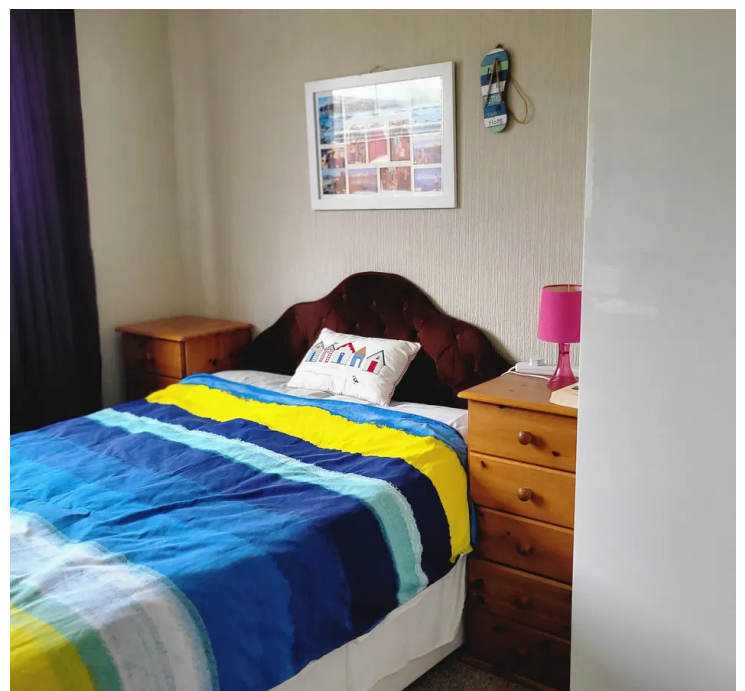
Off the lounge servicing both bedrooms and the bathroom. Storage cupboard with radiator and loft access. The loft is insulated.

**Bedroom 1** 2.88m x 3.30m max (9'5" x 10'9")

Double bedroom currently laid out with bedside cabinets. Dresser, drawers and wardrobe. With radiator and Upvc double glazed window to the rear elevation.

**Bedroom 2** 2.20m x 3.30m max (7'2" x 10'9")

Double bedroom currently laid out with bedside cabinets and wardrobe. With radiator and Upvc double glazed window to the rear elevation.





**Bathroom** 2.12m x 1.67m (6'112 x 5'5")

Lovely bathroom with 900mm corner shower enclosure with Triton electric shower fitted. Pedestal sink with cabinet fitted below, low level toilet and centrally heated towel rail. Fully tiled walls, vinyl flooring and obscure Upvc double glazed window to the side elevation.

**Garage** 2.54m x 5.73m(8'4" x 18'9")

Sectional concrete garage with up and over door, power & lighting. Single glazed wooden frame window to rear.

**Outside**

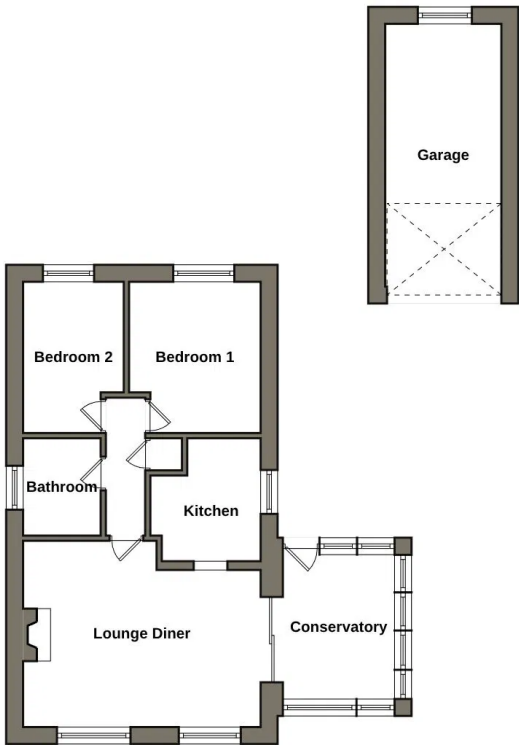
Beautiful front garden laid to lawn with flower beds and shrubs to border. Concrete and gravel drive up to the iron gates and garage, providing parking for 2 vehicles. Ample additional parking space in the cul-de-sac. Gated access to the rear garden also laid to lawn with a slabbed path and patio area. Boarders with various flowers and shrubs. Enclosed private rear garden, relatively low maintenance to enjoy the outside space, but just a short walk to the beach and village centre. The oil tank and externally mounted Worcester boiler are housed either side of the property.

**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.





Floorplan is for layout purposes only and should not be used for structural purposes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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