

Landseer Avenue, Chapel St Leonards

£230,000



 **2**

 **1**

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- Semi-Detached Bungalow
- 2 Bedrooms
- Garage
- Good Sized Garden
- Great Location

- Short Walk to Beach
- Close to amenities
- Log Burner
- Lines Open 8am-8pm (7 Days a Week)



OXFORD FAMILY ESTATES are pleased to bring to the market this delightful Semi-Detached 2 bed Bungalow. Close to the beach, local shop and garage. Viewing Highly Recommended.

Entrance porch 2.04m x 1.17m (6'8" x 3'10")

Welcoming Upvc double glazed entrance porch, creating ideal space for boots & shoes after those long beach walks, perhaps with the dogs!

Lounge 3.42m x 3.65m (11'2" x 11'11")

Bright lounge with Upvc double glazed windows to the front and side elevations fitted with adjustable shutter blinds. Centred around the log burner set on the slate hearth. Nicely decorated with paneling on the walls and wall mounted lights.

Bedroom 1 3.02m x 3.65m (9'10" x 11'11")

Ample sized main bedroom, currently laid out with a super king sized double bed, bedside cabinets, drawers and two sets of wardrobes. Radiator under Upvc double glazed window to the front elevation.

Bedroom 2 3.93m max x 3.02m max (12'10" x 9'10")

Double bedroom, currently laid out with single bed, wardrobe, drawers and sliding door to the En-suite. Radiator under the Upvc Double glazed window to the rear elevation.



En-suite 1.77m x 1.42m (5'9" x 4'7")

Panelled bath with mermaid board surround and low level toilet, radiator with towel hooks above and extractor fan.

Kitchen diner 3.41m x 3.92m (11'2 x 12'10")

Finished to a high standard with modern wall and base units in a navy blue with speckled on worktops and matching splash-backs. Space and plumbing for an American fridge-freezer and washing machine. Belfast sink next to the integrated dishwasher, under the Upvc Double glazed window with views over the flower gardens to the side. Integrated Bosch double oven and grill, in tower unit with integrated microwave above. Bosch induction hob with modern extractor hood above. L-shaped island provides ample additional cupboard space and breakfast bar dining for two.

Bathroom 1.80m x 1.71m (5'10" x 5'7")

Walk-in double length shower enclosure with hiding double doors. Low level toilet and vanity unit sink. Fully tiled walls with laminate flooring, radiator and obscure Upvc double glazed window to the side elevation.

Conservatory 4.53m x 3.13m (14'10" x 10'3")

With a newly fitted solid roof and radiator creating a versatile space that can be used all year round. Upvc double glazed windows on brick wall base and single door to the rear garden. Currently used as a 2nd lounge space but could also be used for dining.



Garage 2.51m x 4.86m (8'2" x 15'11")

Up and over door and single glazed window to the side elevation.

Outside

With a wide block paved drive providing parking for multiple vehicles up to the single garage. Gated access to the large and private rear garden. Rubber crumb pathways from the gate lead up to the conservatory, summerhouse and patios. The long west facing garden catches the sun all day with multiple seating areas to enjoy. Largely laid to lawn with gravel sections and borders, vegetable plots a potting shed and an outbuilding for additional storage.

Perfect space to enjoy, entertain family and friends during the summer months.

Solar panels

To the side of the property is the air source heating system accompanied by the fully owned, freehold solar panels fitted on the 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.



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