



**OXFORD**  
FAMILY ESTATES



## 53 Draycott Way, PE24 5WG

**£165,000**

- Freehold
- short walk to primary school and village centre
- Driveway
- Enclosed rear garden - Ideal for pets
- EPC rating C Tax band A

- IDEAL FIRST TIME BUYER
- Bus stop nearby
- Separate downstairs WC
- Quiet edge of village location
- Phone Lines open 8am-8pm (7 days)

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

**Property Type:** Terraced House





**Council Tax Band: A**

**Tenure: Freehold**

Oxford Family Estates are pleased to bring to market this freehold, 2 double bedroom Terraced House built in 2022. Located at the edge of Chapel-St-Leonards it is a short walk to the village shops, beach front and school. Ideal for first time buyers, with driveway and enclosed rear garden and ready to move into and just decorate to your own taste if needed. The property benefits from 2 double bedrooms, shower room and separate downstairs toilet as well 7 years NHBC remaining and all windows and doors inside guarantee. Call today to book your viewing.

**Lounge** 4.06m x 3.99m max (13'4" x 13'1")

Enter the property through the composite door into the welcoming lounge space. With Upvc double glazed window to the front elevation, radiator and under stairs storage cupboard. Landing on the first floor has the loft hatch. Ample power-points to layout the room as required.

**Kitchen/Diner** 4.01m x 4.09m max (13'2"x13' 5")

Fitted with a range of wall and base units in grey, with Beko integrated Electric oven and hob with extractor over. Integrated Beko fridge/freezer, dishwasher & washer dryer, 1&1/2 bowl stainless steel sink under a double glazed window to the rear elevation. Wall mounted electric boiler and French style Upvc double glazed patio doors out into the rear garden.

**Wc** 2.01m x 0.97m (6'7" x 3'2")

Handy downstairs toilet and hand wash basin.

**Bedroom 1** 4.06m x 3.17m (13' 4" x 10' 5")

Double bedroom with two double glazed windows, radiator and cupboard housing the heating system.

**Bedroom 2** 3.17m x 4.06m (10' 5" x 13' 4")

Double bedroom with radiator and two double glazed windows to the rear elevation. Cupboard housing the hot water tank.



**Shower Room** 2.24m x 1.93m (7'4" x 6'3")

Fitted with a walk in shower enclosure and mixer shower (Mira with waterfall and hand-held heads) from hot water supply, low level toilet, pedestal sink and radiator. Partly tiled walls & tiled floor.

**Outside**

With a tarmac drive and small lawn area to the front. The rear garden can be accessed via a gate and passageway behind neighbouring properties and is laid to lawn with a patio area and flower beds to border.

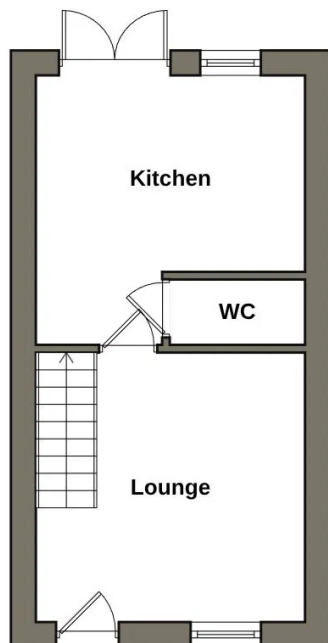
**Chapel St Leonards**

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.

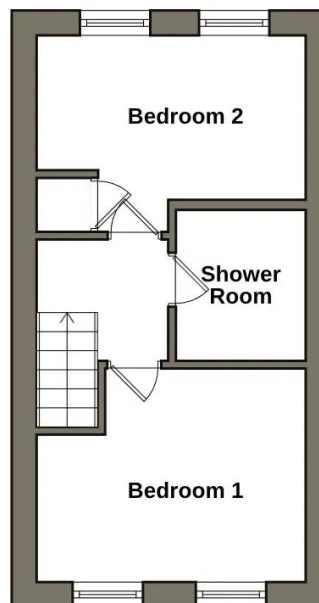
The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.







Ground floor



First floor

Floorplan is 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) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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