



OXFORD
FAMILY ESTATES



1 Cannings Chalets Sea Bank Road, PE24 5TA

£150,000

- Freehold
- 2 Bedrooms
- Stones Throw from Village Centre
- Off-Street Parking for two vehicles
- Short Walk to Bus Station/Doctors
- Detached bungalow
- Private road with access over to the beach
- Easy Low Maintenance garden
- Secluded spot next to the beach
- Lines Open 8am-8pm(7 Days)

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

Property Type: Detached Bungalow



Council Tax Band: A

Looking for that escape by the sea, in the heart of the village? then look no further! Oxford Family Estates are pleased to bring to market this 2 Bedroom Bungalow in the centre of the village at Chapel-St-Leonards. Close to the shops, doctors and bus station, this tucked away property is an ideal holiday home or home for someone looking to downsize and enjoy the seaside lifestyle. Benefiting from two good size bedrooms, and a low maintenance garden be sure to book your viewing TODAY!

Porch/Sun Room - 4.49m x 1.32m (14'82 x 4'3")

Enter the property through the Upvc part double glazed door from the side. With a tiled floor and two Upvc double glazed windows to the front elevation. Loft access.

Living Room - 4.53m x 3.28m(14'10" x 10'9")

Wooden internal door and window lead through to the lounge. Remote Control Electric Fire in brick fireplace. Electric heater and Upvc double glazed windows to both side elevations.

Kitchen/Diner - 3.61m x 2.64m (11'10 x 8'8)

Fitted with a range of cream base units with black speckled work surfaces. Ceramic sink and draining board under Upvc double glazed window to the rear elevation. Ariston Water Heater under sink. LOGIK Induction hob with extractor hood above. Upvc part double glazed door to garden.

Utility area - 0.94m x 1.65m (3'1 x 5'5)

Work top over, plumbing for washing machine and storage space. Cupboard housing Consumer Unit and Upvc double glazed window to the side elevation.

Bedroom 1 - 3.55m x 2.39m (11'7" x 7'10")

Electric Heater and Upvc double glazed window to the side elevation.

Bedroom 2 - 3.05m x 2.40m (10'0" x 7'10")

Electric Heater and Upvc double glazed window to the side elevation.

Shower Room - 2.36m x 1.65m (7'9 x 5'5)

Walk in, tiled Cubicle with Triton Electric Shower. Low level toilet and pedestal sink. Wall mounted electric heater, and obscure Upvc double glazed window to the rear elevation. Partly panelled and partly tiled with vinyl tile flooring.



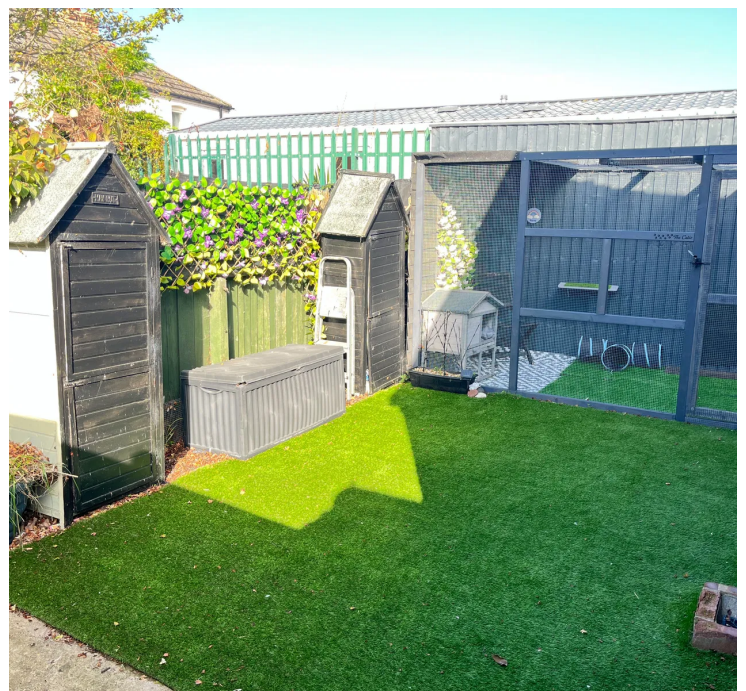
Outside

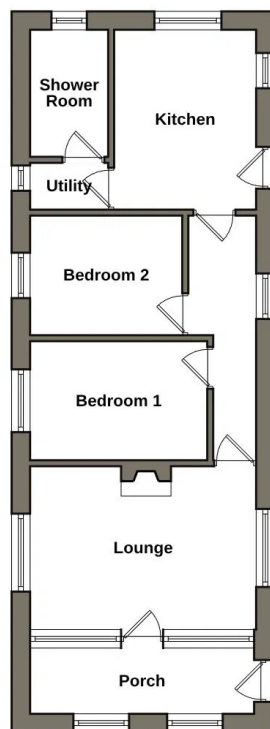
Secluded garden space which has been laid to artificial grass to be easily maintainable and has access both sides to the front of the property. A stoned parking area at the front of the property provides parking for up to two vehicles. The west facing garden makes for a perfect space to enjoy the afternoon sunshine.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

01754 228 485

sales@oxfordestates.co.uk

<https://oxfordestates.co.uk/>

