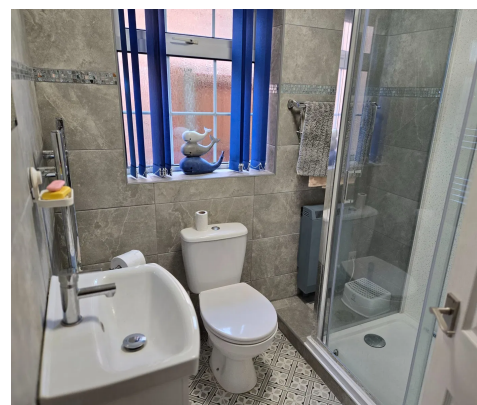




OXFORD  
FAMILY ESTATES



## Beatrice Way, PE24 5YL

£220,000

- **\*\*NO ONWARD CHAIN\*\***
- 2 Double Bedrooms
- Conservatory With Access to Garage
- Enclosed, Low Maintenance Rear Garden
- All Electric Heating & Hotwater - EPC Rating C
- Detached Bungalow
- Driveway & Single Garage
- Short Walk to Village Centre & Beach
- Modern Newly Fitted Shower Room
- Phone Lines Open 8am-8pm(7 Days a Week)

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

**Property Type:** Detached Bungalow





**Council Tax Band: B**

**Tenure: Freehold**

**\*\*NO ONWARD CHAIN\*** This beautifully presented 2-bedroom detached bungalow, located in the charming village of Chapel-St-Leonards, offers a fantastic opportunity for comfortable coastal living. With a conservatory with integral access to the garage, a kitchen diner, and a bright dual aspect lounge, this home is designed for relaxation by the sea and a stones throw from the village centre. Situated in the sought after Well-Vale area of the village, it provides ample outdoor space for enjoyment, complemented by a driveway and single garage.

**Note: All room measurements are available in the floorplan in the gallery. We do not use any wide-angle lens photos, so rooms should feel as big or bigger than pictured.**

Access the property via the UPVC double-glazed porch, which leads directly to the hallway. Alternatively, access the rear garden via the side gate and step inside through the UPVC double-glazed door into the conservatory, offering a versatile space to suit. Electric storage heaters are fitted in every room including the hallway. There is a storage cupboard and an airing cupboard housing the electric immersion heater for the hot water.

#### **Kitchen Diner**

The kitchen features a range of cream wall and base units, with a composite sink sitting beneath a UPVC double-glazed window overlooking the conservatory. There is an undercounter fridge and space for a 4 person dining set. An integrated electric double oven, and integrated ceramic hob with an extractor hood is fitted.

#### **Lounge**

Decent size dual aspect lounge, centred around a wall mounted electric fire. UPVC double-glazed windows to the front and side elevations let in plenty of light.

#### **Bedroom 1**

A generously sized double bedroom, comfortably accommodating a double bed, with ample space for bedside cabinets and multiple drawers. With Upvc double glazed window to the front elevation.

#### **Bedroom 2**

This flexible room features a UPVC double-glazed window to the rear elevation and is currently laid out with two single beds, wardrobe and drawers as a guest room.





### Shower Room

The fully tiled shower room is equipped with an electric Galaxy Aqua shower, a vanity unit sink, a toilet, and an electric heated towel rail. Obscure UPVC double-glazed window to the side elevation.

### Garage

A single garage with an up-and-over door, complete with power and lighting and with internal access from the conservatory.

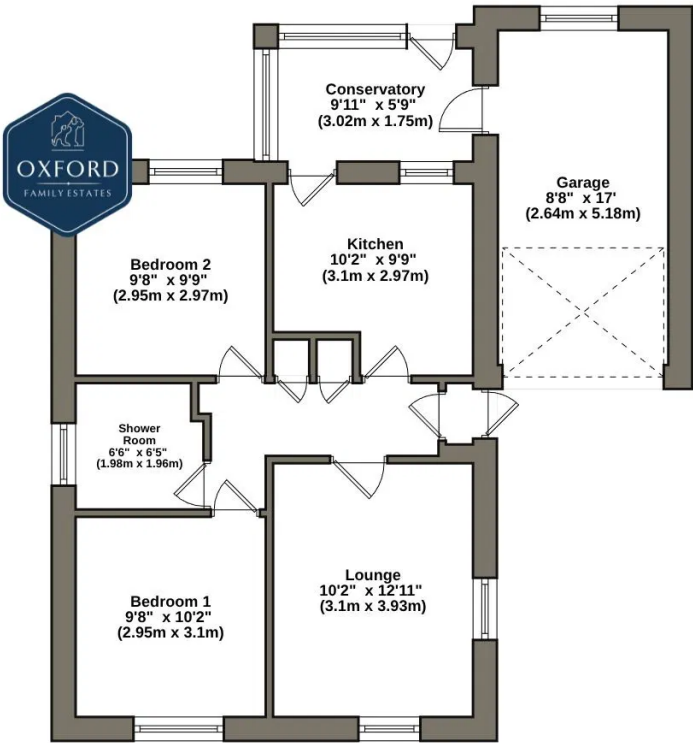
### Outside

The property has fenced front garden laid to gravel with a driveway leading up to the single garage. Gated access both sides to the rear garden. The rear garden is largely laid to slabs with raised flower beds creating a nice space for an outdoor seating area, whilst remaining low maintenance.

### Chapel St Leonards

Chapel St Leonards is a delightful seaside village nestled on the east coast, positioned between the popular resorts of Skegness and Mablethorpe. Known for its beautiful sandy beaches and expansive promenades, the village maintains a peaceful atmosphere throughout the year, even during the busier summer months. It offers a wide array of amenities, including local shops, a chemist, a Co-op, Spar, cafes, restaurants, and pubs. The village also features a hall with a regular programme of activities, a doctor's surgery, and two churches, ensuring a vibrant community feel.





Floorplan is for layout purposes only and should not be used for structural purposes. Maximum room dimensions shown above.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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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