



OXFORD

FAMILY ESTATES



6 Elizabeth Court, PE24 5RU

£175,000

- Semi-Detached Bungalow
- Driveway & garage
- Short Distance To Village And Beach
- Additional space for office/family room/walk-in wardrobe
- Freehold
- 2 double Bedrooms
- Quiet Cul-de-Sac
- Close to main bus route
- Patio Garden
- Lines Open 8am-8pm(7 Days a Week)

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

Property Type: Semi-Detached Bungalow



Council Tax Band: B

Tenure: Freehold

OXFORD FAMILY ESTATES are delighted to bring to the market this 2 bed Semi-Detached bungalow positioned in a quiet cul de sac within easy access to the village of Chapel-St-Leonards. With its extended versatile space this property has a lot to offer. Ideal for those looking to downsize or first time buyers it will suit a variety of needs. Viewing is a must to appreciate the value on offer.

The property benefits from a kitchen diner, with peninsular dining area for two, two double bedrooms, one with an additional room to be used as either a walk in wardrobe, office, craft room or additional family room space. With ceramic electric radiators that are all individually programmable to minimise running costs. With relatively low maintenance gardens and a handy rear porch with space for a tumble dryer too. The property is decorated and finished to a good standard throughout, move in ready.

Lounge 4.52m x 3.32m (14'9" x 10'10")

Enter the property through the Upvc obscure double glazed door into the lounge. Centred around the open fire with tiled hearth, this bright and welcoming lounge has a large Upvc double glazed window with an outlook from front elevation over the close. Ample room to layout to taste, currently laid out with a large corner sofa creating a walkway to the inner hallway and bedroom. Fitted with Aeroflow electric radiator under the window and laminate flooring.

Bedroom 1 2.55m x 3.88m (8'4" x 12'8")

Double bedroom currently laid out with bedside cabinets and drawers. With electric radiator and Upvc double glazed sliding patio door out to the rear patio garden.

Walk-in wardrobe/office/family room 2.16m x 2.64m (7'1" x 8'7")

Small double doors off the main bedroom go through to this flexible additional room which could be used as a dressing room/ walk in wardrobe or as another bedroom to create a family room. Upvc double glazed window to the rear elevation.

Bedroom 2 2.87m x 3.32m (9'4" x 10'10")

Double bedroom bedroom with space for wardrobe, drawers and bedside cabinets. Fitted with electric radiator and Upvc double glazed window to the front elevation.

Inner hallway 1.99m x 0.80m (6'6" x 2'7")

With loft access and airing cupboard housing the hot water tank an immersion heater.

Bathroom 1.96m max x 2.03m max (6'5" x 6'7")

Fitted with a walk in shower tray and screen with Triton electric shower. Vanity unit sink and low level toilet. Fully tiled walls and floor electric heated towel rail and obscure Upvc double glazed window to the rear elevation.



Kitchen Diner 2.68m x 5.05m (8'9" x 16'6")

Lovely fitted kitchen with a range of wall, base and tower units in a soft buttercream colour with olive green walls and tiles creating a nice country kitchen feel. Peninsular worktop extends out to create a dining space for two. Integrated microwave, and electric oven and grill, hob and extractor hood above. Space for a tower fridge freezer. Stainless steel 1 & 1/2 bowl sink under Upvc double glazed windows to the rear and the porch. Space and plumbing for a washing machine.

Rear porch 2.04m max x 2.04m max (6'8" x 6'8")

Useful rear porch, particularly for dog owners after those long walks on the beach. With space for a tumble dryer as well. Upvc doors to both the kitchen and out to the rear patio garden.

Garage

With up and over door, power and lighting.

Outside

The rear patio is laid to block paving which is mostly surrounded by fence and hedging. Easy to maintain and enclosed making an ideal space to sit with friends and family, there is a handy wooden shed set to the corner of the patio. To the front of the property it is laid mainly to gravel with wrought iron gates leading onto the slabbed drive and up to a single garage.

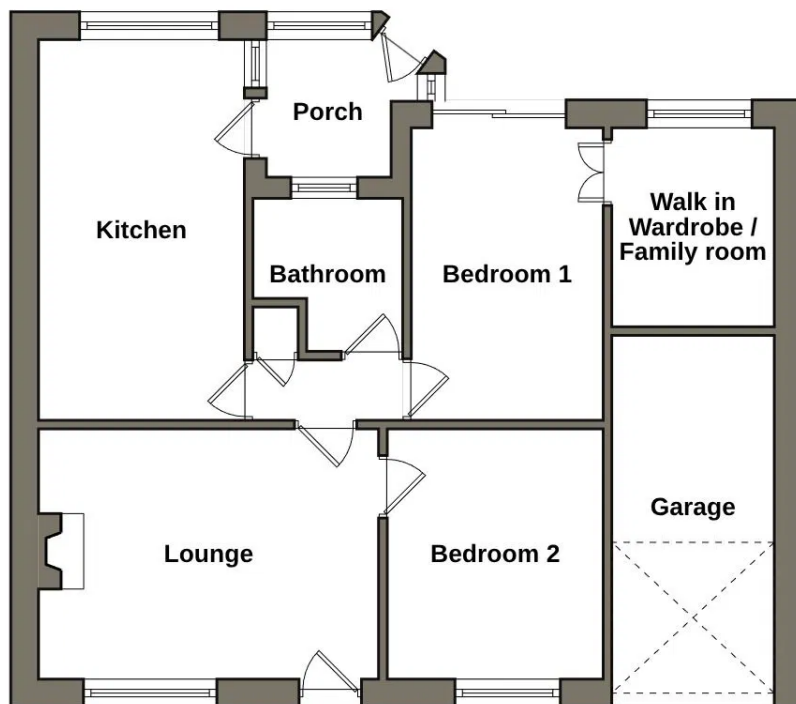
Chapel St Leonards

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		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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