



**OXFORD**  
FAMILY ESTATES



## 2 Swallow Close, Chapel-St-Leonards, PE24 5RW

**Reduced to £215,000**

- Detached Bungalow
- Log burner
- Carport & Large drive
- Low maintenance gardens
- Close to bus stop
- 2 double bedrooms
- Quiet Cul-de-sac location
- Remote electric garage door
- 14 minute walk to the beach
- Tax Band B

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

**Property Type:** Detached Bungalow



**Council Tax Band: B Tenure: Freehold**

Take a look at this at this well presented two double bedroom detached bungalow brought to you by Oxford Family Estates. Situated on a quiet cul-de-sac with lots of curb appeal, a short walk away from the beach and bus stop the property is well connected to the quiet seaside village. With a manicured and walled front garden, patio and summerhouse, large drive with parking for multiple vehicles and large carport with tri-folding doors the outside space is ample.

The property also benefits from modern electric fischer heating throughout, two good size double bedrooms with plenty of rooms for drawers and wardrobes, a modernly finished shower room and a bright lounge with log burner fitted. This bungalow should be on the view list for anyone looking to retreat to a nice bungalow, close to the beach in a quiet sea-side village.

**Carport** 3.07m x 6.14m (10' x 20'")

Enter the property through the obscure Upvc double glazed tri-folding doors to the front. You can comfortably store a vehicle up to the garage. with an external tap and access down the side of the property to the rear patio. Upvc door to the kitchen.

**Kitchen** 3.00m max x 4.04m max (9' x 13'3")

Fitted with a range of wall and base units in creme with 1&1/2 ceramic sink under dual aspect Upvc double glazed windows to the front and size elevations. Integrated Bosch electric fan oven and Logik induction hob with extractor hood above. The property benefits from Fischer electric radiators throughout with individually controlled and programmable thermostats for each room. Zanussi washing machine and space for under counter fridge. The airing cupboard houses the immersion tank with storage space above.

**Hallway**

Servicing all rooms with Upvc door from the right side of the property. Wood effect laminate flooring.

**Lounge** 3.60m x 4.00m (11'9" x 13'1")

With a large Upvc double glazed window to the front elevation creating a bright and spacious lounge space. Centred around the multi-fuel burner and currently laid out with a two seater and two single seater settees.



**Bedroom 1** 3.32m x 3.02m ( 10'10" x 9'10" )

Double bedroom with space for bedside cabinets, wardrobes and drawers. Upvc double glazed window to the rear.

**Bedroom 2** 3.32m x 3.02m ( 10'10" x 9'10" )

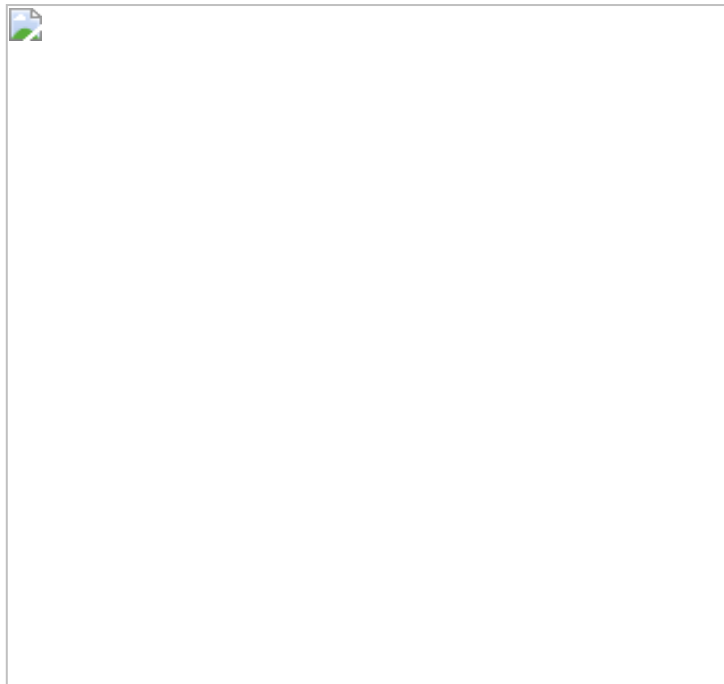
Double bedroom with space for bedside cabinets, wardrobes and drawers. Upvc double glazed window to the rear.

**Bathroom** 1.78m x 2.23m ( 5'10" x 7'3" )

With large offset quadrant shower ensure and Mira electric shower. Vera. With a pedestal sink and low level toilet. Fully tiled walls and obscure Upvc double glazed window to the side elevation. Fischer electric heated towel rail and space for additional storage units.

**Garage** 2.39m x 5.04m ( 7'10" x 16'6" )

Electric remote roller garage door. Power, lighting, Upvc double glazed window to the rear elevation and door to the rear patio. Houses consumer unit and smart electric meter.

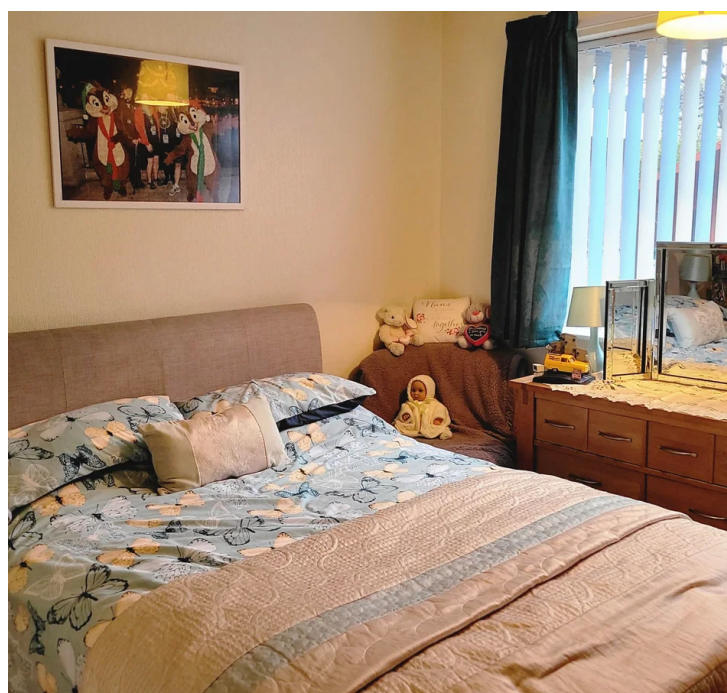


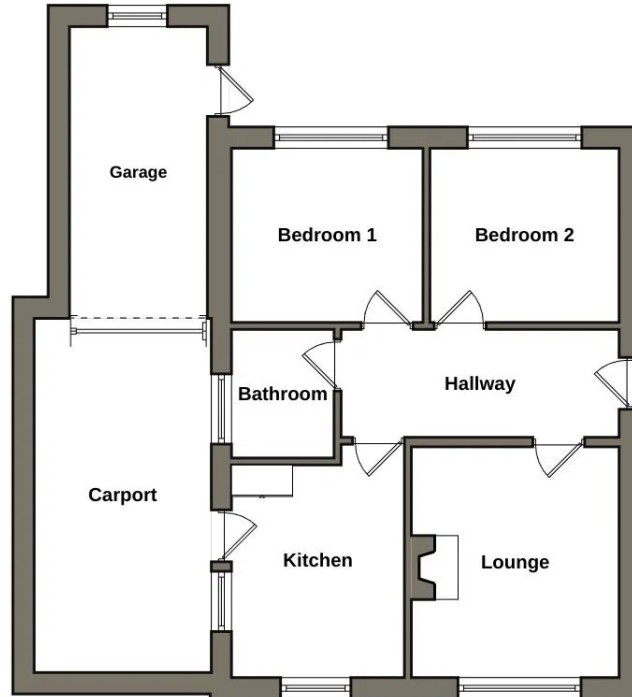
**Outside**

Enter the property through the large wooden gates onto the rubber crumb drive wrapping round the front lawn to a seating area and up to the Carport with Tri-folding Upvc Doors. Ample driveway parking for up to 3 vehicles. There is access to both sides of the house round to the rear patio and summer house. Enclosed rear patio garden, un-overlooked with high fences. There is an outdoor tap and external powerpoints.

**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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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