



**OXFORD**  
FAMILY ESTATES



## 23 Draycott Way, PE24 5WG

**£160,000**

- Ideal First Time Buyer
- 2 Bedrooms
- Downstairs WC
- Close to Main Bus Routes
- Short Distance to Village Centre
- Semi-Detached House
- Enclosed Garden
- Off-Road Parking
- Quiet Edge of Village Location
- Phone Lines Open 8am-8pm(7 Days a Week)

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

**Property Type:** Semi Detached House



**Council Tax Band:** A

**Tenure:** Freehold

A beautifully presented 2 double Bedroom Semi-Detached House set in the village of Chapel-St-Leonards, within walking distance of all the village has to offer including shops, primary school and access to the beach. Finished and maintained to a high standard throughout the property boasts a modern bathroom upstairs, with a separate downstairs toilet, welcoming lounge, kitchen diner with glass display cabinets and space for an American style fridge-freezer. Double doors from the kitchen diner flow out to the rear garden with two storage sheds. The property also has allocated parking with shared visitor space. Ideal for potential first time buyers or those looking to downsize to the coast. Book your viewing today!

### **Kitchen & living space**

Step inside to a welcoming lounge, providing ample space for relaxation and entertaining, with carpeted stairs leading to the first floor. This lovely space benefits from additional storage with an under-stairs cupboard

The kitchen diner is a bright and functional area, featuring glass display cabinets and space for an American-style fridge-freezer. Integrated appliances include a Beko dishwasher, an Indesit freestanding electric cooker, and a Candy washer dryer. Double doors seamlessly connect this space to the rear garden, perfect for indoor-outdoor living. Wall mounted electric boiler for heating and hot water.

### **Bedrooms**

Upstairs, you'll find two well-proportioned double bedrooms, each featuring a radiator.

### **Bathroom & Toilets**

The modern bathroom is fitted with a panelled bath and a thermostatic mixer shower, a low-level toilet, a wash basin set in a vanity unit, partly tiled walls, and wood-effect vinyl flooring. There is a convenient downstairs WC, which doubles as a cloakroom.



## Exterior & Parking

Externally, the property boasts an enclosed rear garden, which includes two metal storage sheds and gated side access. Off-road parking is available directly outside the property, with dedicated space and shared visitor parking.

## Chapel St Leonards

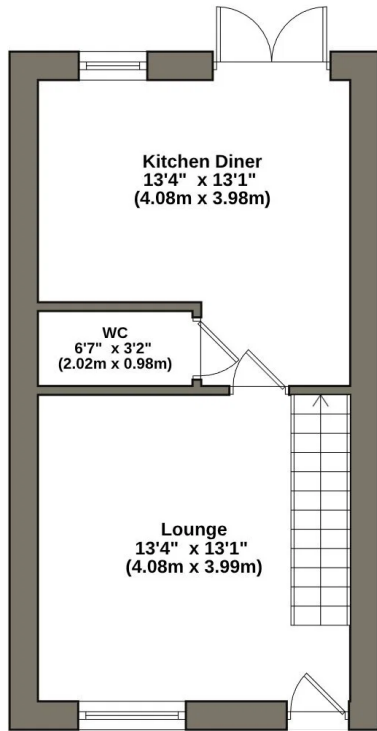
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades.

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.

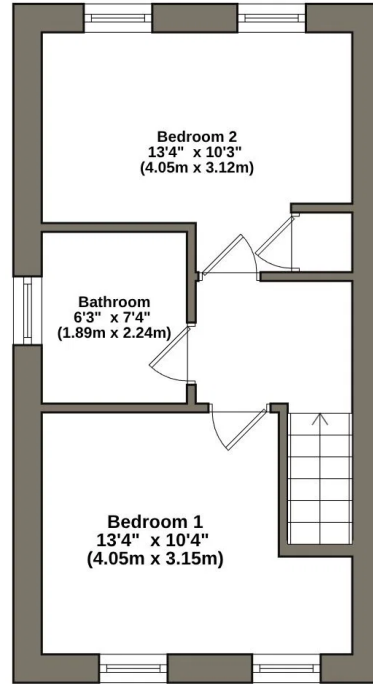
There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.

This property is an ideal choice for a first-time buyer or anyone looking to downsize to a desirable coastal location. We encourage you to arrange a viewing to fully appreciate all it has to offer.





Ground floor



Ground floor

Floorplan is for layout purposes only and should not be used for structural purposes.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

