



OXFORD
FAMILY ESTATES



25 Elizabeth Drive, PE24 5RS

£210,000

- 2 Double Bedrooms
- Conservatory
- Log Burner
- Views Over The Water Course
- Short Distance To Shops And Beach
- Driveway with parking for 2 vehicles
- Single Garage/workshop with double doors to garden
- Low Maintenance Gardens
- Popular Area Of The Village
- 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

Oxford Family Estates are pleased to be marketing this well presented 2 Double Bedroom Detached Bungalow in the village of Chapel-St-Leonards. With views over the water course as a back drop to enjoy sitting out on the decking. The property benefits from a log burner, modern kitchen, shower room, conservatory and garage workshop with double doors into the garden. Close to the main bus route and a short distance to the village with access to our lovely beaches. Viewing is highly recommended so Book today...

Entrance

L shaped hallway servicing all rooms cloak cupboard and airing cupboard. Loft access with ladder. Boarded and shelved with a light for a great additional storage space. Dimplex electric storage heater.

Lounge

Centred around the log burner on tiled hearth in the fireplace with two Upvc double glazed windows to the front elevation creating a lovely bright lounge.

Shower room

Mira electric shower in enclosure with sliding door. Vanity unit sink and toilet with ample storage cupboards drawers. Fully tiled walls and vinyl flooring, with an obscure Upvc double glazed window to the side elevation.

Bedroom 1

Double bedroom is currently laid out with bedside cabinets and multiple wardrobes. With programmable electric radiator and Upvc double glazed window overlooking the conservatory and rear garden.

Bedroom 2

Currently laid out with a double bed, bedside side cabinet and drawers. There is also additional built in cupboards to one corner with Upvc double glazed window to the side elevation.



Kitchen

Fitted with a range of wall and base units in a gloss white, with black worktops. Space and plumbing for the washing machine and under counter fridge and freezer. Freestanding Beko electric cooker with ceramic hob and extractor hood above. Stainless steel sink and drainage board under upvc double glazed window overlooking the conservatory and rear garden. Upvc double glazed door out to the conservatory.

Conservatory

Running the width of the building providing a flexible space to use to your requirements either as a dining space or 2nd lounge. Upvc double glazed, with polycarbonate roof and single door out to the garden and patio area.

Garage workshop.

With up and over door, power and lighting. Workbenches fitted with upvc double glazed doors to the garden. External security lighting fitted.

Outside.

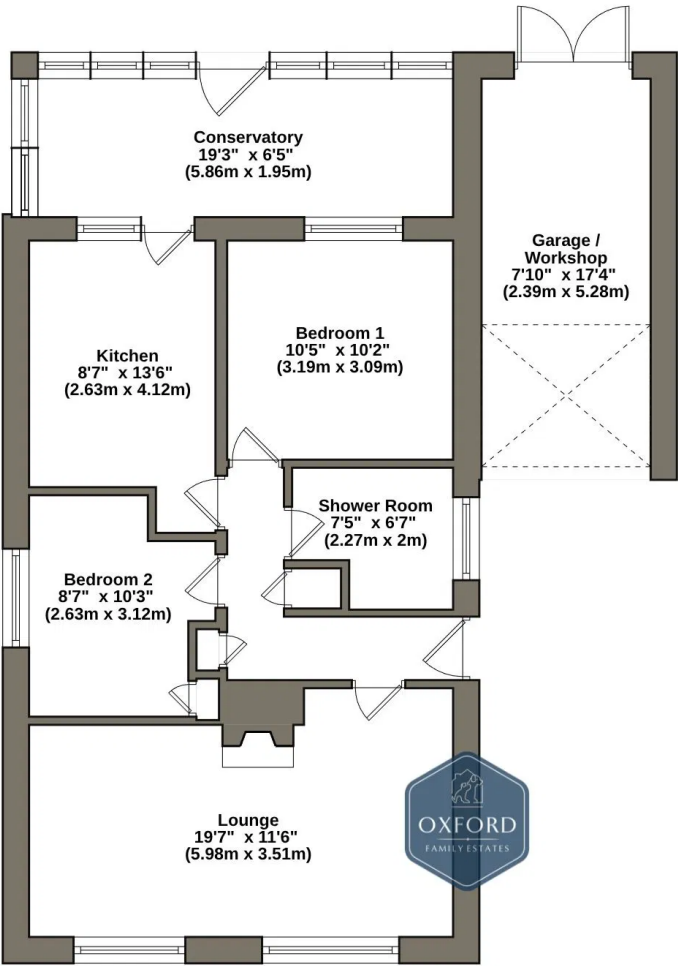
L shaped drive with space for 2 vehicles up to the garage and front door. With a small picket fence to the front. Gated access to the rear garden with block paved path, lawn and wooden veranda over the watercourse to the rear.

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
Maximum room dimensions shown

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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