

Buckingham Drive, Chapel St Leonards £215,000



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- Detached Bungalow
- Two Double Bedrooms
- Kitchen/Diner
- Good Size Lounge
- Conservatory

- Garage
- Viewing Recommended
- Great Location
- Close to all Amenities
- Tax Band B EPC Rating D



Oxford Family Estates is pleased to share this delightful 2 double bedroom bungalow, a short 5 minute walk to the beach and village centre of Chapel St Leonards. Situated in the quiet residential area of the village, this homely bungalow has a lot to offer in a great location. With lovely front and rear gardens, conservatory, sheds, off road parking, garage and a separate toilet, this property packs a lot and will make an ideal home. A must view to appreciate.

Entrance Porch 1.89m max x 1.82m max
(6'2"max x 5'11"max)

Useful entrance porch constructed from Upvc panelling and double glazed units with a poly-carbonate roof with door leading into the hallway.

Hallway 2.69m x 1.63m (8'9" x 5'4")

Welcoming entrance hall with Upvc double glazed door to porch and electric storage heater. Services Cloakroom, kitchen and Lounge.

Cloakroom 1.84m max x 1.64m max
(L-shaped) (6'max x 5'4"max)

Useful 2nd Low level toilet with vanity sink unit and obscure Upvc double glazed window to rear elevation.

Kitchen/Diner 3.07m x 2.46m (10' x 8')

Fitted with a range of wooden wall and base units with space for a free-standing cooker with extractor fitted over and tower fridge freezer. Stainless steel sink with mixer tap under Upvc double glazed window to rear conservatory and garden. Currently laid out with a square 4 seater dining table and chairs.



Lounge 5.21m x 3.41m (17'11" x 11'2")

Upvc double glazed bow window to front elevation and electric coal effect fire on wooden marble effect hearth. Bright room with

internal single glazed panels to both sets of hallways. Electric radiator and serving hatch to kitchen diner.

Rear Hallway 2.26m x 0.89m (7'4" x 2'11")

Nicely separates bedrooms and bathroom from the main reception areas with airing cupboard and loft access. Loft is partially boarded and insulated.

Master Bedroom 3.59m x 2.93m (11'9" x 9'7")

Good size double bedroom with fitted wardrobes, drawers and dresser unit. Electric storage heater and Upvc double glazed window to rear elevation.

Bedroom 2 3.00m x 2.71m (9'10" x 8'10")

Double bedroom currently laid out as an office with 2 seater sofa. Upvc double glazed window to front elevation and electric storage heater.

Bathroom 2.23m max x 1.67m max (7'3" max x 5'5" max)

Bath with electrolux electric shower and curtain above. Vanity unit sink unit and low level toilet. High level obscure Upvc double glazed window to side elevation.

Conservatory 3.19m x 2.35m (10'5" x 7'8")

Leading from the kitchen into a Upvc double glazed conservatory with poly-carbonate roof. and Upvc double glazed door to rear patio area.



Garage 5.33m x 2.40m (17'5" x 7'10")

Up and over door, power and lighting, and Upvc double glazed window and door to rear patio.

Outside

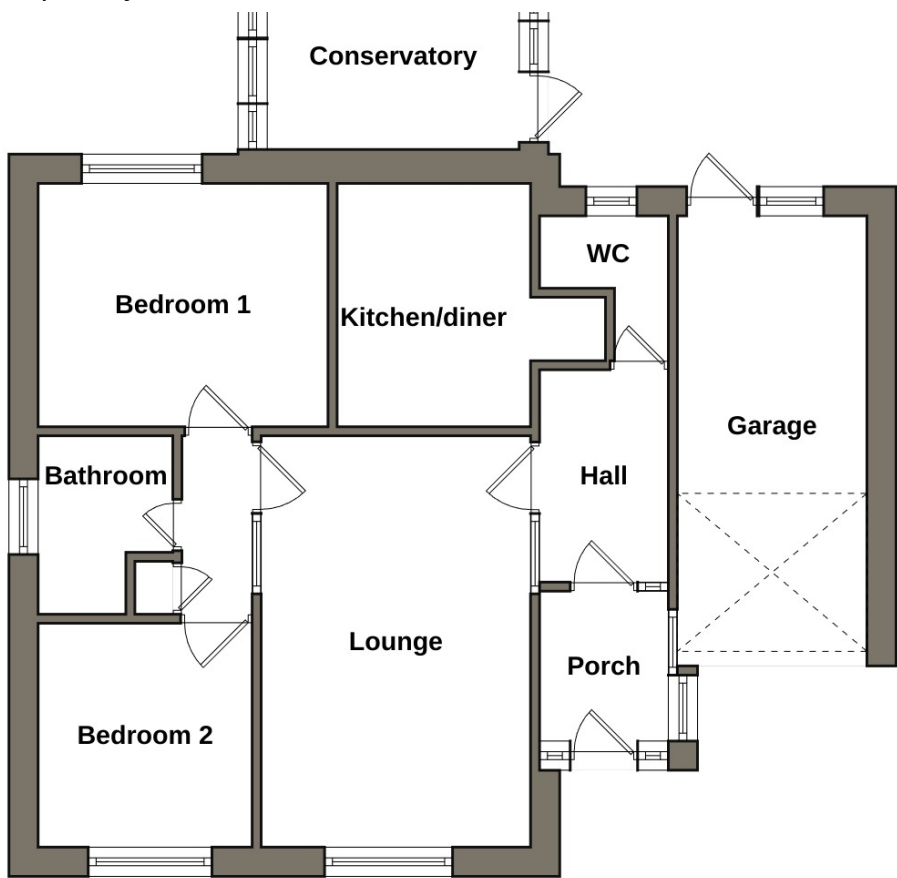
The front of the property has a block paved drive leading up to the garage. There is a lawned area with borders and planted with various plants and shrubs. There is gated access down the side of the bungalow to the rear of the property which has a slabbed patio area and large shed along side another lawned area. There is also a secluded



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		