



OXFORD
FAMILY ESTATES



114 St. Leonards Drive, Chapel-St-Leonards, PE24 5RA

£230,000

- Detached House
- Off Road Parking
- Stones throw from the Beach
- Near to North Shore Observatory
- Village Centre a Few Minutes Away
- 3 Bedrooms
- Gravelled Rear Garden
- Close to Local Shop, Garage and Pub
- Short Distance to Bus Route
- Phone Lines Open 8am-8pm (& Days a Week)

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Property Type: Detached House



Council Tax Band: B

Tenure: Freehold

Oxford Family Estates have pleasure in bringing to the market this 3 Bedroom Detached house in the seaside village of Chapel-St-Leonards. Ideally placed for those who love to spend their time beach combing or walking the dog along the promenade. With the village centre with its main shopping area a few minutes away there is still the added advantage of local shop, garage, pub and bus routes nearby. Book a Viewing today!

Lounge

Good sized room currently laid to 3 piece suite and unit for the television. With Upvc bay window looking out to the front elevation and electric radiator under.

Kitchen

With a good mix of wall and base units in a light wood effect finish topped with white gloss worktops. The central island houses the hob with additional space as a breakfast bar. Upvc window with single drainer sink under. There is space for a small dining table and chairs in front of the patio doors.

Bedroom 1

Upvc window with electric radiator under. Currently laid out to a double bed and side cabinets.

Bedroom 2

Upvc window with electric radiator under. Currently laid out to a single bed and small chest of draws.

Bedroom 3

Upvc window with electric radiator under. Currently laid out to single bed and small chest of draws.



Outside

To the side of the property there is off-road parking and an access gate to the rear of the property.

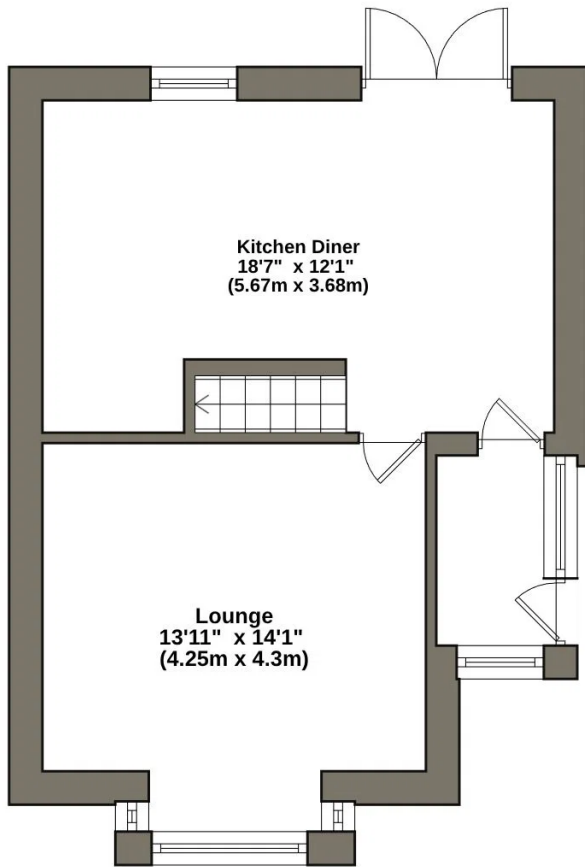
The rear of the property is fenced with a gravelled area for easy maintenance and has space for garden furniture to enjoy sitting out in the fresh air.

Chapel St Leonards

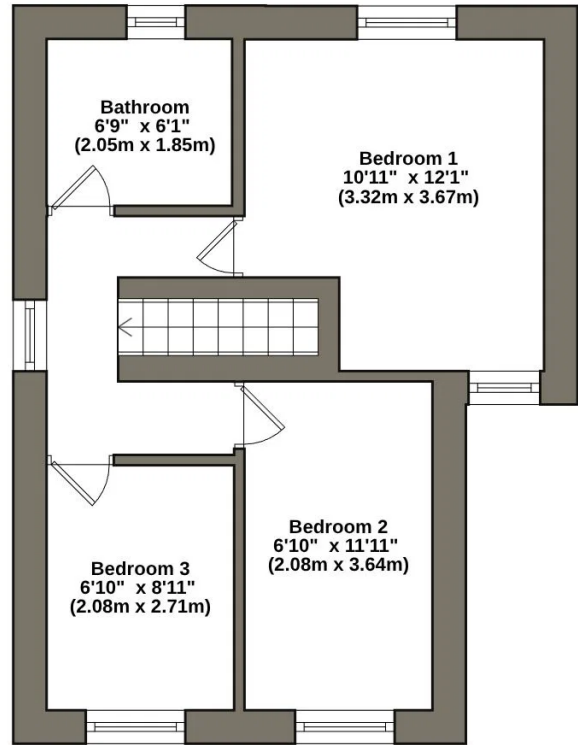
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating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





Ground Floor



First Floor

Floor plan is indicative of layout only and should not be used for structural purposes.
Maximum room dimensions shown.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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