



**OXFORD**  
FAMILY ESTATES



## 39 Elizabeth Drive, PE24 5RS

**£190,000**

- 2 Double Bedrooms
- Conservatory
- Oil Fired Central Heating
- Low maintenance front garden
- Short distance to village centre and beach

- Fully Owned Solar Panels
- Drive leading to single garage
- Views over watercourse
- Close to main bus route
- 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 bring onto the market this 2 Bedroom detached bungalow in the popular area of Chapel St Leonards. With views over the water course the slabbed patio area makes for a pleasant place to enjoy summer days and with the conservatory for more inclement weather. With potential for a first time buyer or those wishing to downsize and enjoy life by the sea. The property benefits from a kitchen diner, oil fired central heating, fully owned (freehold) solar panels, garage and driveway for up to two vehicles. Call us to book your viewing today.

**Note: All room measurements are available in the floorplan in the gallery. We do not use any wide-angle lens photos, so rooms should feel as big or bigger than pictured.**

### Hallway

Enter the property through the Upvc door into the hall with loft access and a small storage cupboard in opposite the bathroom door.

### Kitchen

With a range of base and wall units in a light wood effect finish topped with black marble work tops. There is an extractor fan over the hob and oven. On the opposite wall stands a large fridge freezer and seating area.

### Lounge

The lounge is centred around a painted stone fire place. At present it is laid out to a 3 piece suite, television on a stand and display cabinet. There is also a door leading to the kitchen.

### Bedroom 1

Double bedroom with radiator under Upvc window to the front elevation .

### Bedroom 2

Double bedroom with radiator under Upvc window and 3 sets of built in wardrobes.

### Bathroom

With white set consisting of a pedestal sink, low level toilet and bath with grab rail and electric shower over.



## Conservatory

With tiled flooring it is at present laid out with a table and chairs. It also houses the washing machine, and the Upvc door leads out onto the slabbed patio area.

## Outside

The front garden is laid to a small lawn with a gravelled area set with pots and a concrete path leads up to the front door. At the rear of the property it is laid to a large slabbed patio area with a shed, unobstructed views over the water course makes for a pleasant area to sit.

## Garage

Sectional garage with up and over door, power and lighting.

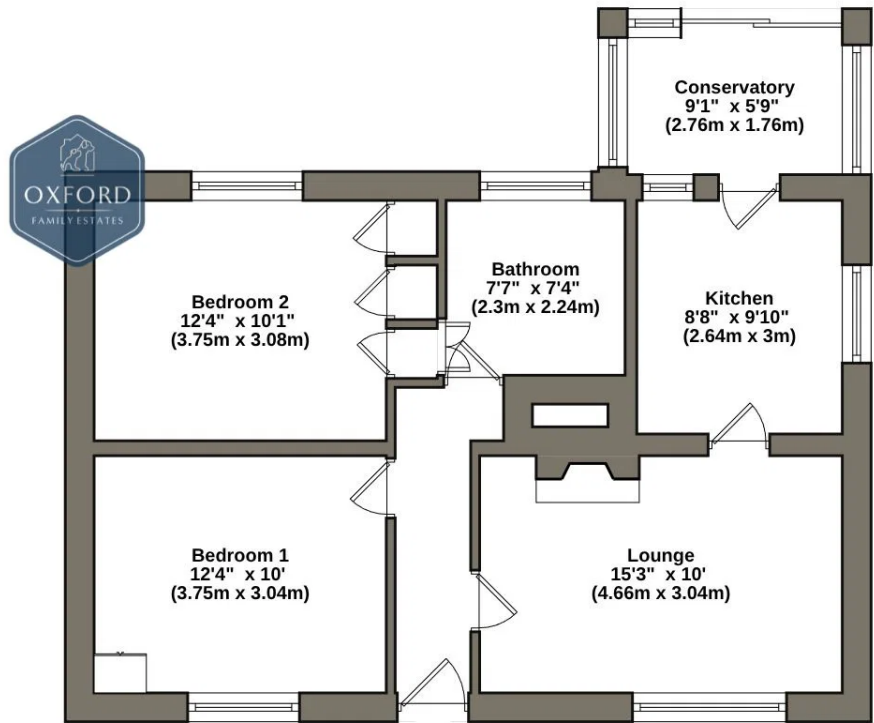
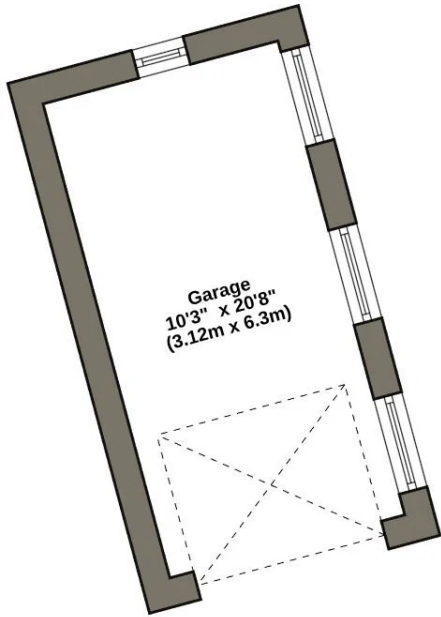
## Chapel St Leonards

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 internal dimensions shown.

01754 228 485

[sales@oxfordestates.co.uk](mailto:sales@oxfordestates.co.uk)

<https://oxfordestates.co.uk/>

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>			
(55-68) <b>D</b>	59	66	
(39-54) <b>E</b>			
(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		

