



OXFORD
FAMILY ESTATES



7 Dormy Avenue, PE25 1RG

£235,000

- NO CHAIN
- 2 Double Bedrooms
- South Facing Garden
- Long Driveway with parking for multiple vehicles
- Close to shops/bus routes
- Open Plan kitchen/lounge/diner
- Detached Bungalow
- Triple Folding doors onto Patio
- 5 Minute walk to the beach! (approx 400m)
- Lines Open 8am-8pm(7 Days a Week)

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

Property Type: Detached Bungalow



Council Tax Band: C Tenure: Freehold

****NO ONWARD CHAIN**** Oxford Family Estates are delighted to bring onto the market this 2 bedroom Detached bungalow, set in the village of Winthorpe on the outskirts of Skegness. Benefiting from the open plan kitchen/lounge/diner and with bi-folding doors out to the garden making it a good use of available space and bringing the outdoors in. Newly redecorated throughout and fitted with a new modern kitchen and bathroom, this property will be move in ready and is neutrally finished to add your own style. The property benefits from a gas combi boiler, long driveway and that large south facing garden! Be sure to book your viewing today to see whats on offer!

Entrance Hallway 0.90m x 3.15m (2'11" x 10'4")

Enter the property through the part Upvc double glazed door, into the tiled hallway servicing all rooms with loft access.

Open plan kitchen/lounge/Diner 7.57m max 5.74m max (24'10" x 18'9")

Open plan kitchen with triple folding patio doors, and single door overlooking the rear garden. Howden's kitchen with a range of wall, base and tower units fitted in a light teal. 1&1/2 bowl composite sink on open counter overlooking the lounge diner.

Integrated Cooke and Lewis cermaic hob with extractor hood fitted above. Integrated Neff double oven and grill. Logik fridge freezer.



Bedroom 1 4.25m x 3.64m(13'11" x 11'11")

Large double bedroom with radiator under the bay window to the front elevation.

Bedroom 2 3.12m x 2.59m(10'2" x 8'5")

Double bedroom with radiator in the bay window overlooking the elevation.

Shower Room 2.07m x 1.67m(6'9" x 5'5")

Newly fitted with vanity unity sink and toilet with heated and lit mirror above. Walk in shower enclosure, mixer shower with rain fall head. Fully tiled floor and walls with heated towel rail.

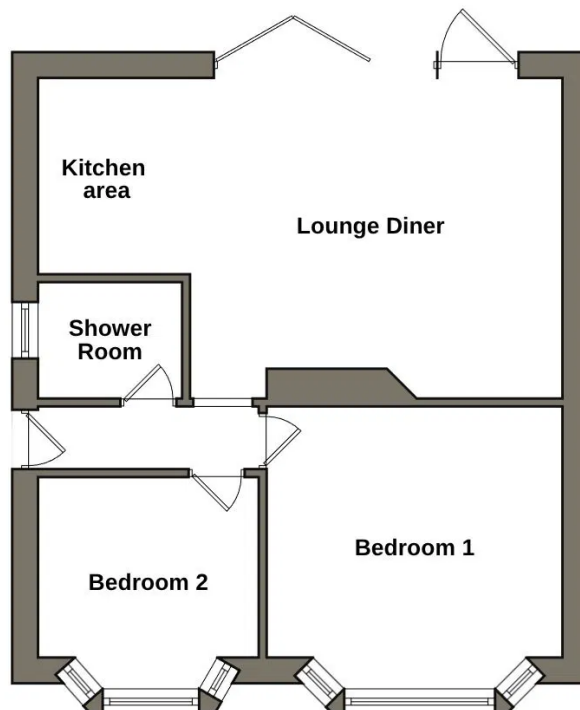
Outside

To the front of the property there is a gravelled front providing extra parking options alongside the long driveway, leading down to the back garden. The rear south facing garden has a large, newly fitted decking area with raised planters. Benefiting from new fencing and a long grassed area down to a shed at the rear of the garden.

Winthorpe

Winthorpe is a village located on the outskirts of Skegness. With an award winning beach Winthorpe is ideally placed for those who like a quieter holiday destination, but close to major attractions such as Fantasy Island and Butlins. There are a variety of pubs, shops and places to eat.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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