



OXFORD
FAMILY ESTATES



58 Sea Road, PE24 5SA

£190,000

- ****NO ONWARD CHAIN****
- Open plan kitchen diner
- large gardens
- Off street parking for 2 cars
- Oil central Heating

- Separate Second WC
- Spacious lounge
- Garage
- Central village location
- Phone Lines open 8am-8pm (7days)

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Property Type: Detached House



Council Tax Band: C Tenure: Freehold

****NO ONWARD CHAIN**** Live a short walk down the road to the beach, with this well presented 3 bedroom detached house in Chapel St Leonards presented by Oxford Family Estates. This property has plenty to offer with 2 double bedrooms and a single, separate WC, spacious lounge and semi-open plan kitchen Diner. Sitting on a spacious corner plot with wrap-around gardens, the property also benefits from Oil central heating, garage and off street parking for 2 vehicles. The central village location is just a short 5 minute walk from all the village amenities including the village hall, bus stops, convenience store and the beach! Book your viewing today!

Entrance Hallway 4.32m x 1.79m (14'2" x 5'10")

Wide entrance hall servicing all ground floor rooms and carpeted stairs to first floor. On the landing there is a loft hatch, the loft has been insulated.

Lounge 6.27m x 3.16m (20'6" x 10'4")

Large Upvc double glazed bow Window to front and double French doors to the rear make this a lovely bright large lounge. Recess for a log burner.

Kitchen 2.90m max x 3.84m max (9'6" max x 12'7")

Fitted with a range of wall and base units in a beautiful soft green with wood effect worktops. Space and plumbing for washing machine and tumble dryer. Corner unit housing Worcester Greenstar oil boiler. 1 & 1/2 stainless steel sink under Upvc double glazed window to the rear elevation. Lamona electric hob and oven fitted with extractor hood above.

Dining Room 2.90m x 2.72m (9'6" x 8'11")

Open plan with archway from kitchen, wood effect ceramic tiled floor throughout with radiator and Upvc double glazed window to the front elevation.



Bathroom 2.26m x 1.77m (7'4" x 5'9")

Bath suite with pedestal sink and low level toilet. Half panelled and tiled walls with vinyl flooring. Mira electric shower fitted above the bath. Radiator.

Master Bedroom 2.95m x 2.89m (9'8" x 9'5")

Large double with radiator under Upvc double glazed window to rear elevation. Door into handy storage room space in eaves of the slanted roof.

Bedroom 2 4.12m max x 3.11m max (13'6" max x 10'2" max)

Good size double bedroom with radiator under Upvc double glazed window to the front elevation and built in wardrobe cupboard.

Bedroom 3 3.18m max x 2.02m max (10'5" max x 6'7" max)

Single bedroom with radiator and Upvc double glazed window to rear elevation.

Upstairs WC 1.62m x 1.10m (5'3" x 3'7")

Low level toilet and pedestal sink. Obscure Upvc double glazed window to rear elevation. Airing cupboard housing immersion tank.

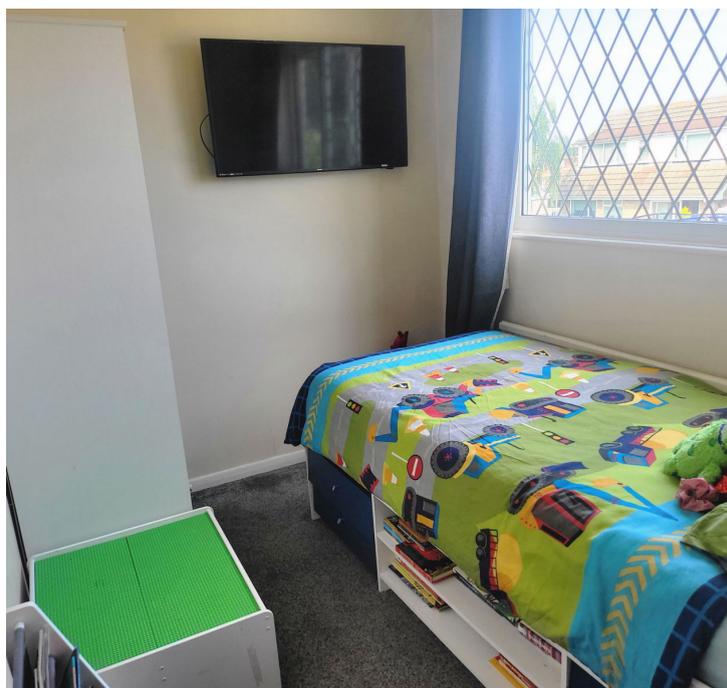
Outside

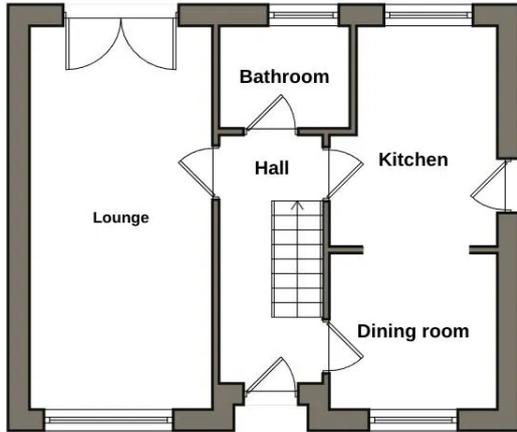
The property sits on a corner plot with a fenced front garden, with gate and pathway to the front entrance. The gardens wrap round to the back of the property with patio area, oil tank & french doors into the lounge. The rear gate leads out to the garage & drive off Tylers close.

Chapel St Leonards

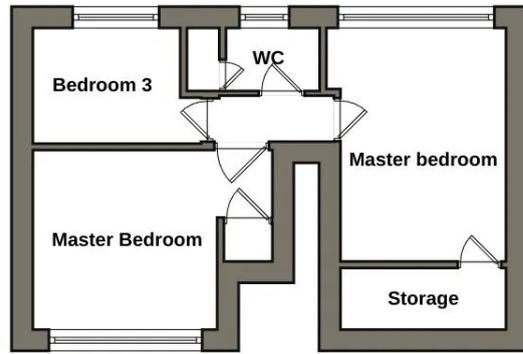
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating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

Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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