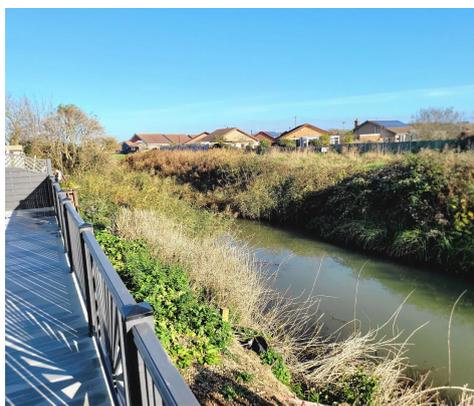




**OXFORD**  
FAMILY ESTATES



## 17 Prince Avenue, PE24 5RR

**£200,000**

- Semi Detached Bungalow
- Modern Kitchen
- Conservatory
- Low Maintenance Garden
- Quiet Cul-de-Sac Location
- 2/3 Bedrooms
- Shower Room
- Over Looking The Water Course
- Garage
- Tax Band A EPC Rating E

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

**Property Type:** Semi-Detached Bungalow



**Council Tax Band: A Tenure: Freehold**

Oxford Family Estates are pleased to offer to the market a NO ONWARD CHAIN 2/3 bedroom Semi Detached Bungalow in a very quiet cul-de-sac location within the village of Chapel St Leonards. The property benefits from a conservatory with a lovely low maintenance new rear decking which looks over the water course with plenty of wildlife and fishing potential from your garden. There is also a garage and off road parking.

**Entrance Porch** 2.11m x 1.46m (6'11" x 4'9")

Enter the property at the front through the Upvc double glazed porch with stain glass door, power, lighting and electric heater. Ideal boot room for dog walkers.

**Hallway** 3.25m x 1.12m (10'7" x 3'8")

Upvc double glazed door into hallway servicing all rooms except the conservatory. Loft access, alarm panel and radiator. LVT flooring and airing cupboard with radiator.

**Lounge** 4.35m max x 3.44m (14'3" x 11'3")

Large sliding double glazed door out to conservatory and opening through to the kitchen. LED ceiling spotlights and currently laid out with a corner sofa.

**Kitchen** 4.34m x 2.00m (14'2" x 6'6")

Newly fitted modern kitchen with a range of base and wall units in a soft matt finish. Composite 1 & 1/2 bowl sink with mixer tap and radiator under dual aspect Upvc double glazed windows. Integrated tower fridge freezer, Hisense electric oven and hob, with extractor above. Larder unit housing Ideal LPG bottled gas boiler. Tiled splash backs and space & plumbing for washing machine.

**Bedroom 1** 3.01m x 2.73m (9'10" x 8'11")

Double bedroom with space for wardrobe drawers and bedside cabinets. Radiator under Upvc double glazed window to the front elevation.

**Bedroom 2** 3.01m x 2.72m (9'10" x 8'11")

Double bedroom with space for wardrobe drawers and bedside cabinets. Radiator under Upvc double glazed window to the rear and conservatory.

**Bathroom** 2.09m x 1.62m (6'10" x 5'3")

Walk in shower enclosure with Mira Electric shower. Vanity sink unit and low level toilet with fully tiled walls and vinyl flooring. Chrome electric heated towel rail and obscured Upvc double glazed window to the rear conservatory.



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**Conservatory** 4.48m x 2.38m (14'8" x 7'9")

Upvc double glazed with vinyl flooring. French style double doors out to veranda. Single door to garage and internal door to WC and spare room.

**WC** 1.13m x 0.94m (3'8" x 3'1")

Low level toilet and hand basin.

**Office / Bedroom 3 / Dining Room** 3.87m x 2.38m (12'8" x 7'9")

Handy spare room to suit your requirements. A partition of the conservatory which could be used as an office or hobby space, or as a spare room for family visiting. Radiator.

**Garage** 5.63m x 2.86m (18'5" x 9'4")

Timber construction with electric roller garage door.

**Outside**

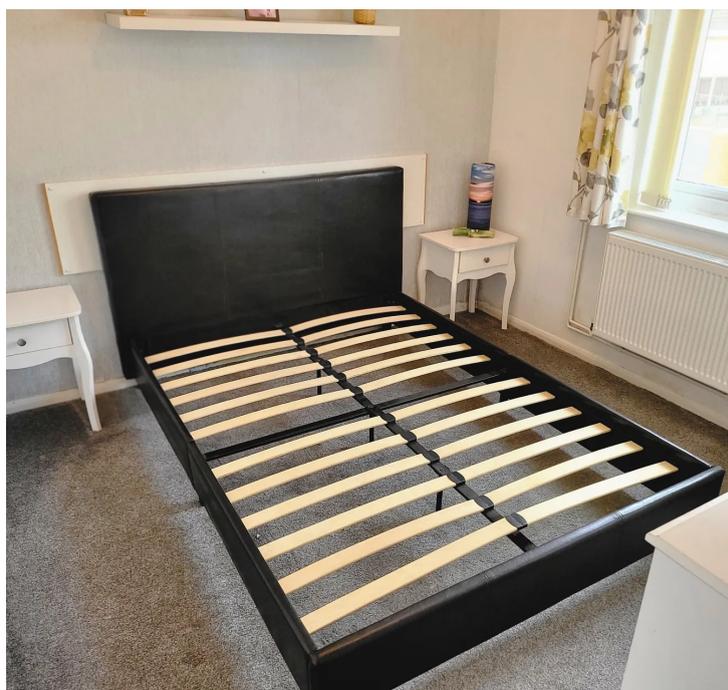
With a fenced front lawn, concrete drive up to the garage and slabbed path to the front porch. The rear garden is a fully decked veranda overlooking the watercourse frequented with ducks and swans, which has been newly installed. The property sits on the quiet cul-de-sac of Prince Avenue, roughly a 10-15 minute walk to the beach and village centre, but with a bus route servicing the village and nearby towns of Skegness and Mablethorpe just at the end of the road.

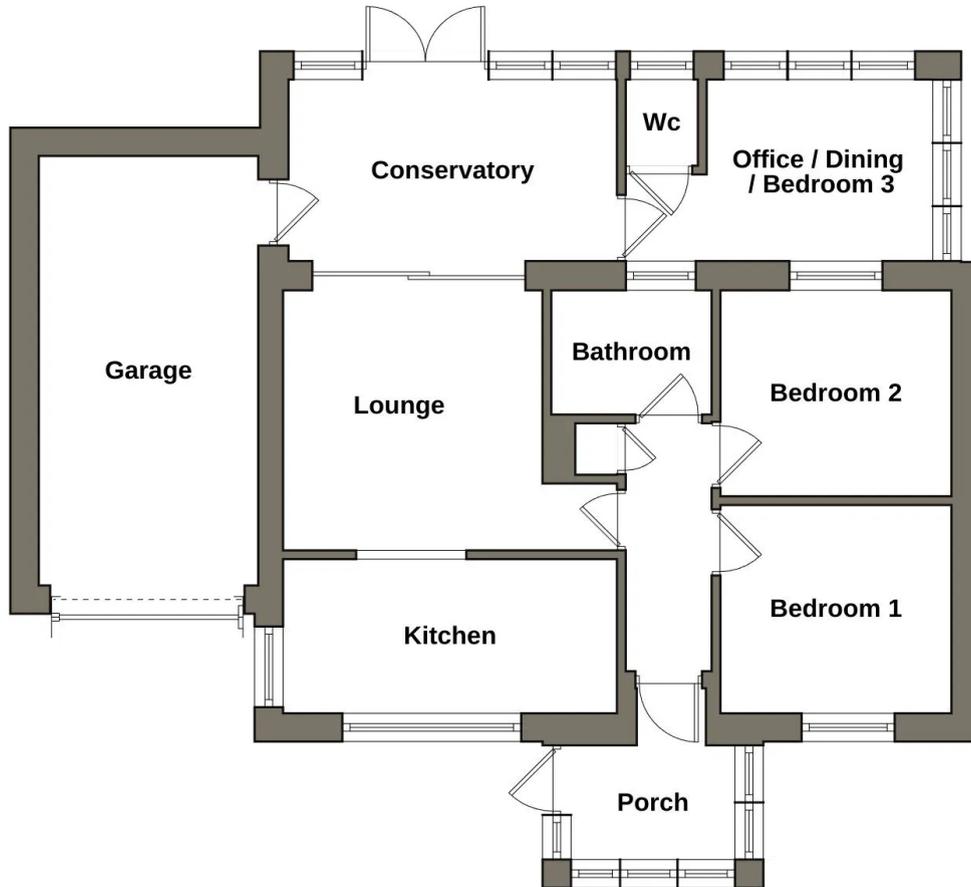
**Chapel St Leonards**

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

01754 228 485

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

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

