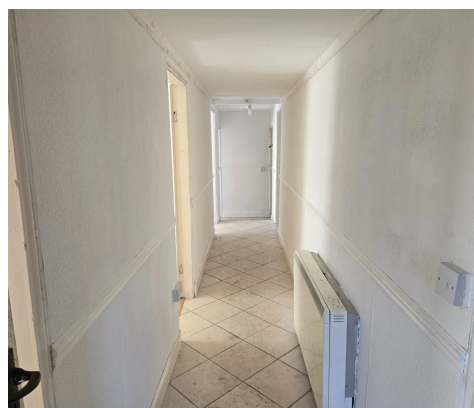




OXFORD

FAMILY ESTATES



13 Landseer Avenue, PE24 5QZ

£150,000

- NON STANDARD CONSTRUCTION
- Detached Bungalow
- Wet Room Shower
- Front and Rear Garden
- Short Distance to Beach
- Needs Full Refurbishment
- 5 Bedrooms
- Driveway
- Conservatory
- Phone Lines Open 8am-8pm(7 Days a Week)

Bedrooms: 5 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Detached Bungalow



Council Tax Band: A

Oxford Family Estates are pleased to bring onto the market this 5 Bedroom Detached Bungalow on the outskirts of the village of Chapel St Leonards.

The property is of a *NON STANDARD CONSTRUCTION so would be CASH BUYERS ONLY and will require full refurbishment. It does have lots of potential and we have heard through local residents that it was once used as an army hospital ..so has some local history! It is a short distance to the beach where the North Sea Observatory gives views over the sea and its cafe is an ideal place to spend time with family and friends,,also there is a local shop, Pub and garage near by. There is a bus stop near to the end of the road servicing the other seaside towns of Skegness Mablethorpe and Sutton on Sea.

Kitchen

There are some basic wall and base units fitted with plumbing for a washing machine.

Bedrooms

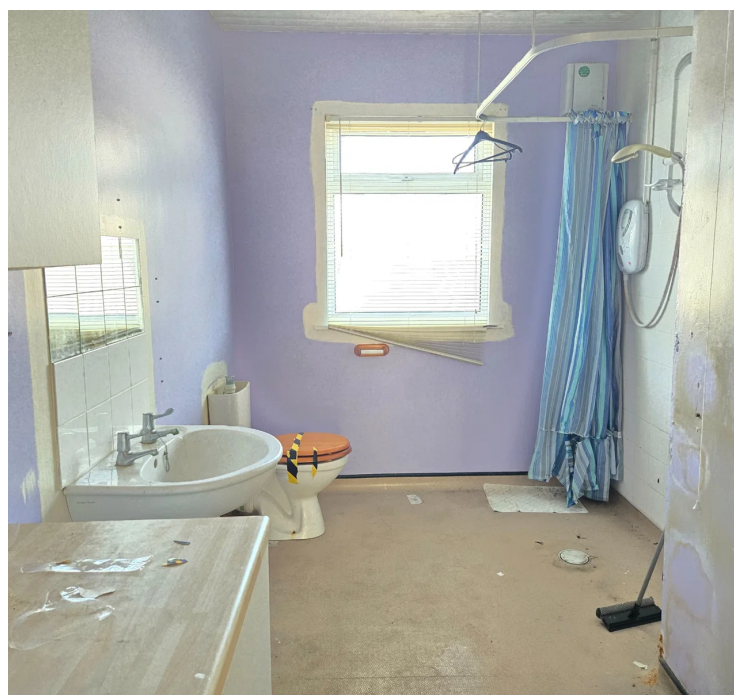
All the bedrooms we would class as large single or small double rooms.

Bathroom

Shower wet room with low level toilet and pedestal sink.

Conservatory

The conservatory is made up of fully glazed panels to give an all round view of the garden.



Outside

To the front of the property is a large area that was once lawn...with a concrete drive.

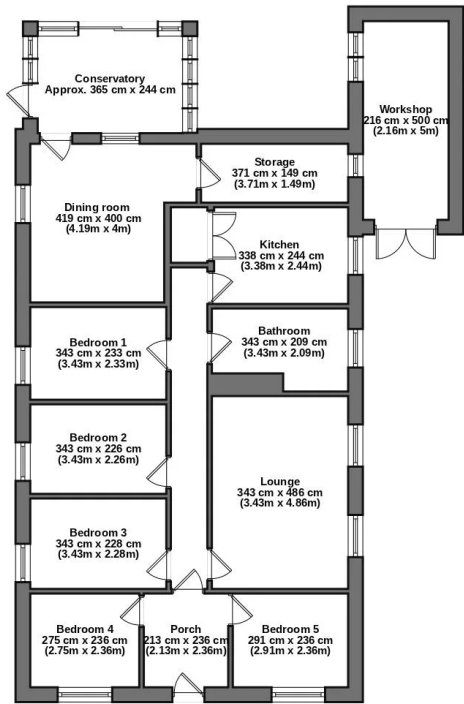
At the rear the garden is overgrown and in need of attention but there is a garage which like the house needs updating.

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.





The floorplan is for layout purposes only and should not be used for structural purposes.
Maximum room dimensions shown.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

