



**OXFORD**  
FAMILY ESTATES



## 37 Landseer Avenue, PE24 5QZ

**£215,000**

- 3 Double bedrooms.
- Modern kitchen
- Conservatory
- 6 minute walk to the beach
- Quiet cul-de-sac

- Dormer bungalow
- Outbuildings, including bar & summerhouse
- Oil central heating
- Driveway
- Phone lines open 8am-8pm, 7 days.

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**Property Type:** Semi-Detached Bungalow



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

Oxford Family Estates are pleased to bring to the market this well presented 3 bedroom semi-detached dormer bungalow. Set in a quiet cul-de-sac location this property is close to the beach, local shop, garage and pub....plus the North Shore Observatory with its views over the sea and cafe to enjoy a nice cup of tea with friends or family. The main village centre is a 15 minute walk away where there are more shops , pharmacy, attractions and cafes. An ideal property for those looking to downsize and enjoy life by the sea.

The property benefits from oil central heating throughout, 3 double bedrooms including the upstairs bedroom affectionately known as the 'Penthouse'. It has a large garden, with storage outbuildings, sheds, workshop, Bar with fold up canopy, summerhouse and patio areas. There is a nice conservatory and modern kitchen with peninsular for dining and lots more.

**Entrance Porch 1.88m x 1.17m (6'2" x 3'10")**

Upvc double glazed porch handy for sorting your boots after walks on the beach. Sliding double glazed door into the lounge.

**Lounge 3.40m x 3.64m (11'1" x 11'11")**

Centred around the wall mounted electric fire and currently laid out with 2 seater sofa and armchair. Upvc double glazed window to the side elevation.

**Bedroom 1 3.03m x 3.64 (9'11" x 11'11")**

Double bedroom currently laid out with, bedside cabinets, multiple wardrobes and dressing table. Upvc double glazed window to the front elevation.

**Bedroom 2 3.03m x 2.95m (9'11" x 9'8")**

Double bedroom with space for bedside cabinets and triple wardrobe. Useful additional storage space under the stairs. Upvc double glazed window to the rear conservatory.

**Bedroom 3 (upstairs)**

Affectionately known as the "Penthouse". Useful 3rd double bedroom upstairs for family and guests to stay. With additional storage space into the eaves of the building and veluz style ceiling window. All fully insulated and with central heating radiator fitted.

**Kitchen 3.38m x 3.93m (11'1" x 12'10")**

Beautifully finished seaside kitchen, with ceramic 1&1/2 bowl sink and drainage board under upvc double glazed window to the side elevation. Fitted with a range of wall and base units and wood effect worktops. Space for freestanding cooker, slimline dishwasher, washing machine and American style fridge freezer. Peninsular seating/Dining area.



**Bathroom** 1.81m x 1.73m (5'11" x 5'8")

Fitted with vanity unit sink and toilet. Electric shower in corner enclosure and mermaid boarding. Tiled floor and centrally heated towel rail. Led strip lighting on sensor.

**Conservatory** 4.40m x 3.08m (14'5" x 10'1")

Upvc double glazed conservatory on brick base and polycarbonate roof. Tiled floors and radiator to create a useful versatile space all year round.

**Outside**

Security lighting fitted all round the outside of the bungalow, with gated access.

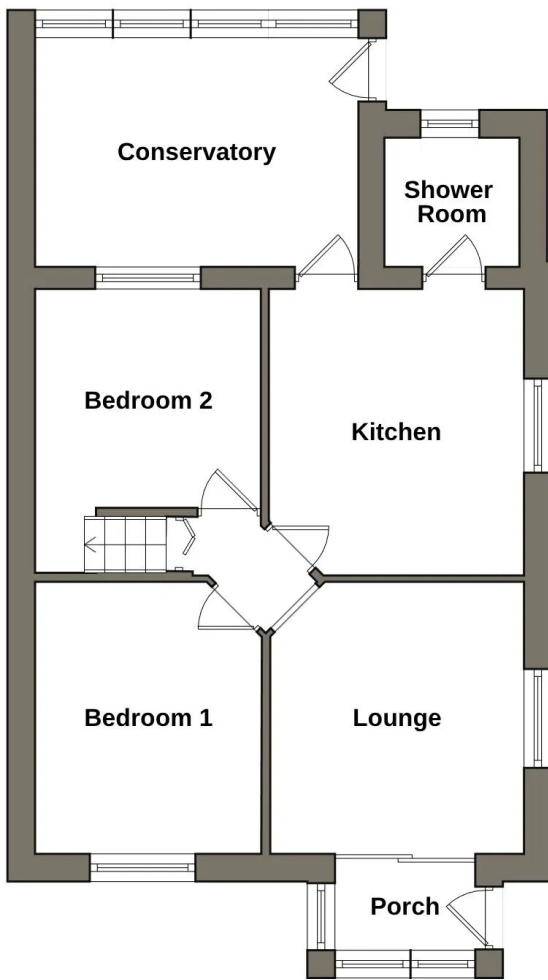
In the garden there is a Utility/outbuilding with power, lighting and fan, with space for tumble dryer. Tool shed for storage. Bar, with hinged front, with power lighting, optics, bar stools, fridges, comes fully furnished. Metal storage unit, and summer house at the end of the garden, furnished with corner seating unit and table. Patio area and artificial turf area. Old well with original pump capped off (not working).

**Chapel St Leonards**

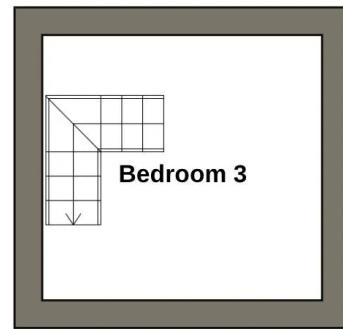
Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating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

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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	

