



**OXFORD**  
FAMILY ESTATES



## 21 Wilton Avenue, PE24 5SG

**£240,000**

- NO ONWARD CHAIN
- Conservatory
- Utility room
- Corner Plot
- Short 5 minute walk to the village centre and beach.
- 3 double bedrooms
- Driveway/Carport
- Solar Panels - leaseheld
- Wrap around gardens and patio areas
- Phone Lines Open 8am-8pm(7Days a Week)

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

**Property Type:** Detached Bungalow



**Council Tax Band:** C

**Tenure:** Freehold

**NO ONWARD CHAIN** Oxford Family Estates are pleased to bring to market this 3 Bedroom Detached Bungalow in the heart of Chapel-St-Leonards. Within easy reach of the village centre and the beach this property has a lot to offer and stands on a generous corner plot. Benefiting from a long drive with parking for multiple vehicles, spacious lounge with sliding door out to the conservatory, utility room, nicely finished kitchen and bathroom and much more. The main bedroom is a really good size with space for multiple sets of wardrobes and dresser. This property really has a lot to offer in a quiet area of the village just a short walk to everything you need. Enquire today to book your viewing.

**Note:** All room measurements are available in the floorplan in the gallery. We do not use any wide-angle lens photos, so rooms should feel as big or bigger than pictured.



### **Entrance Hallway & utility room**

Enter the property through the Upvc door into the wide spacious hallway and utility, with a doorway into the kitchen and out to the rear patio. There is a handy cloak cupboard as well as well as a worktop utility area at the back with space and plumbing for washing machine and tumble dryer. The property has LPG Gas central heating with radiators in all rooms and double glazed Upvc windows throughout.

### **Kitchen**

With a range of base and wall units in an off white finish with wood effect work tops. There is a built in double oven, dish washer and electric hob with extractor over. The stainless steel sink and single drainer is situated under the window, there is room for a fridge freezer next to the small worktop/breakfast bar.



### **Bedroom 1**

A good sized double bedroom, with space for multiple wardrobes/drawers and a dressing table. There is a radiator under the window to the front elevation.

### **Bedroom 2**

Another good double sized room with radiator under the window to the front elevation.



### Bedroom 3

Currently laid out with two single beds and radiator under the window to the side elevation.

### Bathroom

Comprising a low level toilet, half moon shaped basin and a walk in shower.

### Lounge

A good sized lounge at present laid out to a 3 piece suite centred around the feature fireplace which has a coal effect fire. The side window looks out onto the garden and gives the room a bright and airy feel. Sliding patio doors lead out to the conservatory. with ceiling light & fan.



### Conservatory

Sliding patio doors from the lounge gives access to the conservatory which is at present laid out to a cane suite, the pitched roof conservatory has a second sliding patio door which leads out onto the rear garden.

### Outside

To the front of the property is a small area of lawn next to the drive which leads to a carport. At the side of the property it is laid mainly to slabs and this is where the LPG gas tank is housed. There is wooden fencing surrounding the property, to the rear is mostly turf and a patio seating area to the side of the conservatory with a shed to the corner.

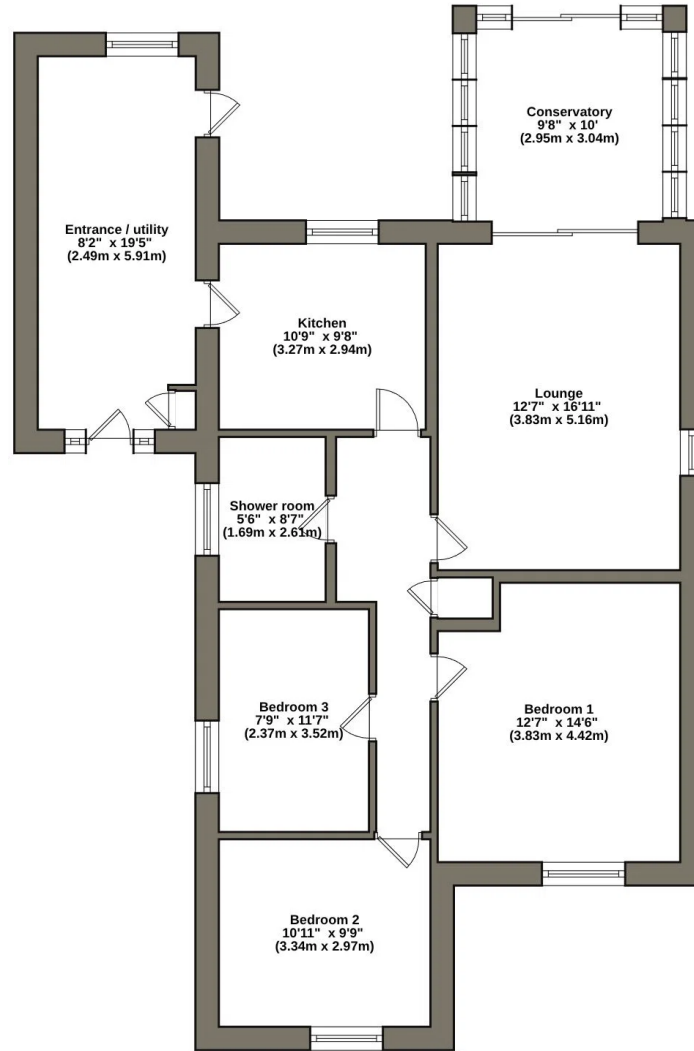
### Leasehold Solar Panels

The agent understands the solar panels are leasehold at present - Please enquire with us to find out more about the panels.

### 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 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
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			59
(39-54) <b>E</b>	43		
(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		

