



OXFORD
FAMILY ESTATES



33 Warwick Road, PE24 5UL

£150,000

- ****NO ONWARD CHAIN****
- 2 double bedrooms
- Driveway, carport & single garage
- Conservatory
- Sought after quiet cul-de-sac location
- Detached Bungalow
- Built-in wardrobe space
- Enclosed Rear Garden
- Short Walk To Beach, local shops, doctors & garage
- Phone Lines 8am-8pm(7 Days a Week)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

NO ONWARD CHAIN Don't delay, enquire today at Oxford Family Estates before this 2 double bedroom detached bungalow in the heart of Chapel St Leonards gets snapped up.

Benefiting from a driveway, carport, and single garage with enclosed rear garden is ideal for anyone looking for low maintenance but with a little bit of space for a pet for example. With a large lounge and conservatory and plenty of storage space with built in wardrobes, it has a lot to offer. The property is a short 5-10 minute walk to the beach, local shops, bus route, doctors and garage but is in a lovely quiet cul-de-sac. Ideal for a couple looking to downsize and retire by the sea, but to make their own. Or for a first time buyer looking to get on the market with a property with some potential.

Entrance Hallway

Enter the property via the wooden single glaze door into the hallway servicing all rooms. With loft access and airing cupboard.

Kitchen 3.03m x 2.93m (9'11" x 9'7")

Fitted with a range of wall and base units in wood finish. With space for 4 person dining, set space and plumbing for washing machine, tower fridgefreezer. Stainless steel sink under Upvc double glazed window to the front elevation. Freestanding electric cooker and extractor hood above.

Bathroom 2.10m max x 1.90m max (6'10" x 6'2")

Electric shower and corner enclosure with pedestal sink and low level toilet. Partly tiled walls and vinyl flooring with obscure upvc , double glazed window to the side elevation.

Lounge 3.59m x 5.14m (11'9" x 16'10")

Centred around electric fireplace , upvc , double glazed bay window to the front elevation. Ample space to layout flexibly to your requirement with either 3 piece suite and/or dining set.

Bedroom 1 2.67m x 4.64m (8'9" x 15'2")

Ample sized double bedroom with upvc double glazed, sliding door out to conservatory. Built in wardrobe space currently open for additional storage.

Bedroom 2 3.25m x 2.64m (10'7" x 8'7")

Double bedroom with space for bedside cabinets, wardrobe and drawers with U.PVC, double glazed window to the rear elevation and conservatory.



Conservatory 6.36m x 2.24m (20'10" x 7'4")

Large upvc , double glazed conservatory with polycarbonate roof on brick base. With both a single and sliding door out to the garden , as well as a separate single door into the carport for easy access to the garage.

Garage 2.39m x 5.00m (7'10" x 16'4")

Single garage with up and over door, power and lighting.

Outside

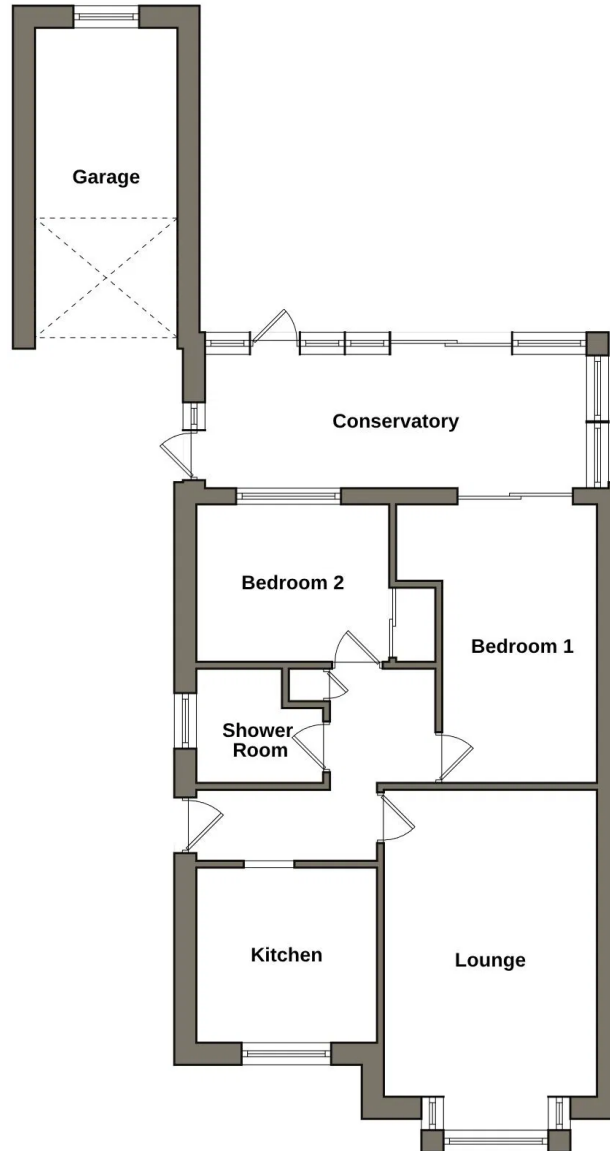
Long concrete drive provides ample parking for multiple vehicles up to the garage under the car port. Gated access down the side to the rear garden. Enclosed rear garden with concrete patio area and raised flower beds.

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.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

