



5 Prince Avenue, PE24 5RR

£240,000

- Modern finish to a high standard throughout.
- Walk-in Shower
- Gated Driveway
- Solar Panels - Fully owned with Feed-in-tariff
- Short Distance to Village Centre
- 2 double bedrooms
- Conservatory
- Extended Garage Workshop
- Quite Cul-De-Sac Location
- Phone Lines Open 8am-8pm(7 Days A Week)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Property Type: Detached Bungalow



Council Tax Band: C

Tenure: Freehold

Oxford Family Estates are delighted to bring onto the market this very well presented 2 Bedroom Detached Bungalow set in a quiet cul-de-sac in the seaside village of Chapel-St-Leonards. With a large workshop, conservatory and good sized garden it makes for a pleasant place to spend time both inside and out. With the added feature of access to the watercourse to the rear of the property

The property also benefits from oil fired central heating, alongside freehold solar panels with a feed-in-tariff, as well as a modern shower room with walk-in shower, kitchen diner and long conservatory the width of the property. It is highly recommended to view this property to appreciate what it has to offer.

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

Enter the property through the hallway with access to the lounge. Ideal room to sort the dogs after long walks on the beach with space for shoes and coats. The room also houses the wall mounted oil boiler (HRM Wallstar).

Lounge

Good sized lounge with large window looking out to the front elevation with a radiator under. Doors leading off to other rooms. Recessed shelving to create additional storage/ornamental feature.

Kitchen / Diner

With a range of wall and base units in a light wood effect to the doors and chrome handles topped with a black contrasting worktop. Electric hob over a built in under counter oven with extractor fan above. Stainless steel sink under the window which looks through the conservatory and out to the garden. Space for 4 seater dining with addition window to the side elevation, creating a lovely bright room, with additional counter space and space for tower fridge freezer



Bedroom 1

Good sized double bedroom with window to front elevation and radiator under. Built in wardrobes for additional storage.



Bedroom 2

Double bedroom with window to rear elevation and radiator under, also with built in wardrobes for additional storage.

Bathroom

Modern recently fitted shower room, with walk in-shower, pedestal sink and low level toilet. Tiled floor and partly tiled walls, radiator and obscure Upvc double glazed window to the rear. There is an airing cupboard housing the hot water immersion tank.

Conservatory

Light and airy conservatory with access from the kitchen leads out to the garden via wide single door.

Garage / Workshop

Double gates on the drive lead to a single garage.

Outside

A shallow brick wall surrounds the front garden with flower beds and gravelled section. There is a concrete drive leading down to the wooden gates, with access both sides of the property to rear. Round the back there is a large concrete patio which leads to the garage. Behind the garage is a large workshop built from thermalite blocks and clad with timber, a polycarbonate roof adds extra light for working in. Double doors from the workshop & the path lead to the top of the garden and through the gate gives access onto the watercourse behind. A block paved seating area sits to the rear of the lawn. The oil tank has been enclosed by wooden fencing and sits to the side of the conservatory.

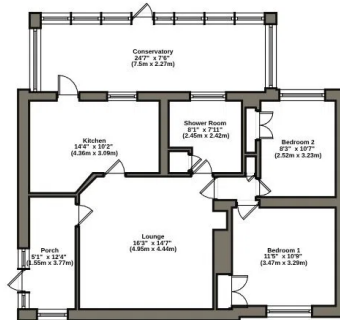
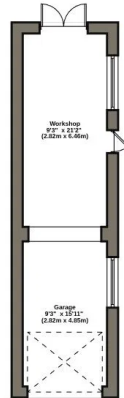
Solar panels

Solar panels sit on the rear side of the roof.

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 above.

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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			
(55-68) D			66
(39-54) E	47		
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

