



OXFORD
FAMILY ESTATES



21 Buckingham Drive, PE24 5UN

£240,000

- Detached Bungalow
- Bathroom and 2nd Toilet
- Conservatory
- Driveway and Garage
- Tax Band EPC Rating
- 2 Bedrooms
- Immaculate Throughout
- Low Maintenance Garden
- LPG Heating
- Phone Lines Open 8am-8pm (7 Days a Week)

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

Oxford Family Estates are bringing to the market a very nicely presented 2 bedroom detached bungalow in a sought after area of the village. The property benefits from a modern kitchen and bathroom plus a second toilet, lounge/diner and a conservatory. There is a driveway and garage and the front and rear gardens are very well designed and low maintenance. The bungalow is in an ideal location being close to all village amenities and a short stroll to the sea front. Call us now to book a viewing !

Entrance Hallway 2.64m x 1.66m (8'7" x 5'5")

Enter the property through the 2 x Upvc double glazed doors in the hallway. Servicing the kitchen lounge and separate WC.

Kitchen 3.42m max x 3.26m max (11'2"max x 10'8"max)

Modern finished kitchen with a range of wall and base units. Integrated Cooke & Lewis fan oven and ceramic hob with extractor hood fitted above. White tiled splashbacks, with 1 & 1/2 stainless steel sink under Upvc double glazed window to the rear elevation over looking the conservatory and garden. Hotpoint Fridge freezer built into a tower unit. Additional airing cupboard with space and plumbing for a washing machine. Upvc double glazed door to the conservatory.

Cloakroom 2.06m x 0.74m (6'9" x 2'5")

Handy separate toilet for guests maintaining a nice flow and layout to the property. Obscure Upvc double glazed window to the rear.

Lounge 5.03m x 3.39m (16'6" x 11'1")

Centred around the fireplace with log burner effect electric fire, 2 radiators and Upvc double glazed window to the front elevation. Ample space for a 2 seater and a 3 seater settee.

Inner Hallway 1.94m x 0.95m (6'4" x 3'1")

Loft access, thin depth storage cupboard providing access to plumbing in the bathroom.

Bathroom 2.05m x 1.62m (6'8" x 5'3")

Modernly finished, with Panelled bath with a folding screen fitted and a thermostatic mixer shower. Vanity unit sink and toilet. Heated towel rail off the central heating. Mermaid boarding to the walls and laminate flooring, with obscure Upvc double glazed window to the side elevation.

Bedroom 1 3.60m x 3.02m (11'9" x 9'10")

Good size double bedroom with radiator under Upvc double glazed window to the rear elevation. 2 Double wardrobes and matching drawers in gloss white staying with the beautifully decorated room.



Bedroom 2 3.00m x 2.72m (9'10" x 8'11")

Double bedroom currently being used as both a guest bedroom and office. Flexible space to use to your requirements. Radiator under Upvc double glazed window to the front elevation.

Conservatory 5.90m x 2.25m (19'4" x 7'4")

Upvc and brick construction with fully tiled roof. Tiled floor and radiator. Currently laid out as a 2nd lounge area and space for a 4 seater dining set.

Garage 5.25m x 2.42m (17'2" x 7'11")

Brick garage with up and over style door. Fitted with some units and electricity and a window to the garden.

Storage Shed 2.73m x 0.98m (8'11" x 3'2")

Thought to be the old store, this handy storage shed now contains the wall mounted ATAG LPG bottle gas boiler. Serviced annually.

Outside

The front of the property has a rubber crumb driveway leading to the garage and ramped access leading to the front door. There is a stoned area and a gate which leads to the rear garden.

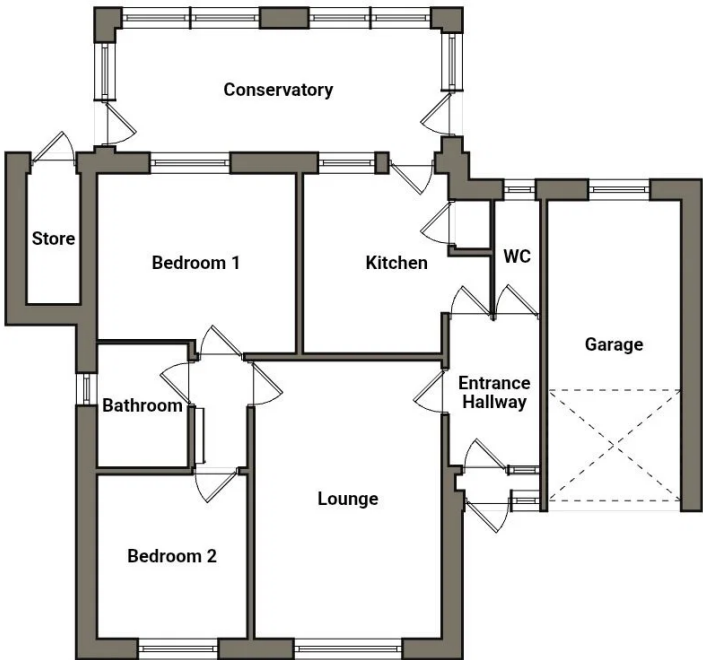
The rear garden has a great decorative slabbed patio area and a lawn. This is all edged and surrounded with a rubber crumb pathway. There are stoned borders with various trees and shrubs making a very pleasant low maintenance garden. There is 6' fencing all round so making it very private and secure.

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 indicative of layout only and should not be used for accurate measurement or structural purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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