



OXFORD
FAMILY ESTATES



3 Elizabeth Drive, PE24 5RS

£200,000

- Detached Bungalow
- Utility Room
- Fully owned Solar Panels & Feed in Tariff
- Short walk to pub & Village
- Enclosed private garden
- 2 Double Bedrooms
- Conservatory
- Quiet village location
- Driveway
- Phone lines Open 8am-8pm (7days)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Property Type: Detached Bungalow



Council Tax Band: B Tenure FREEHOLD

Oxford Family Estates are pleased to bring onto the market this delightful Detached 2 double bedroom Bungalow which can be CHAIN FREE. Ready to just un-pack and sit down this very well presented bungalow set in a quiet location of Chapel-St-Leonards has a lot to offer. Close to the main bus route and a short walk to the village/beach. Finished to a high standard throughout, Viewing is highly recommended.

Entrance Hallway 1.66m x 4.56m (5'5" x 14'11")

Enter the property through the Upvc double glazed door to the front with small porch. Wide welcoming hallway servicing all rooms, with radiator and loft access. Loft is insulated, with light and partially boarded.

Lounge 4.23m x 3.60m (13'10" x 11'9")

Radiator under large Upvc double glazed window to the front elevation. Laminate flooring.

Bedroom 1 3.02m x 3.62m (9'10" x 11'10")

Double bedroom currently laid out with king-size bed and 3 sets of wardrobes. Radiator under Upvc double glazed window to the front elevation.

Bedroom 2 3.02m x 3.02m (9'10" x 9'10")

Double bedroom with two built in wardrobes either side of the bed, radiator and Upvc double glazed window to the rear elevation.

Bathroom 2.54m x 1.65 m (8'4" x 5'4")

Walk in shower enclosure with electric shower and mermaid boarding. Vanity unit sink and toilet providing ample storage. Obscure Upvc double glazed window to the rear elevation with vinyl flooring.



Kitchen 3.59m max x 3.02m max (11'9" x 9'10")

Fitted with a range of wall and base units in a gloss cream colour, with composite sink and drainage board under Upvc double glazed window to the rear and conservatory. Space and plumbing for dishwasher and under counter fridge freezer. Integrated hob and extractor hood fitted into the old chimney breast with integrated logik electric fan oven. Wall mounted ideal LPG combi boiler under warranty still.

Conservatory 3.87 m x 2.43m (11'9" x 9'10")

Upvc double glazed conservatory on brick low wall and with a solid insulated roof, creating a flexible space to be used as additional seating or dining all year round. Carpeted and radiator fitted.

Utility 2.21m x 3.32m (7'3" x 10'10")

Accessed off the conservatory, useful additional storage space. Space and plumbing for a washing machine and tower fridge freezer. Led strip lighting and laminate flooring.

Rear porch / Dog room 3.08m x 1.81m (10'1" x 5'11")

Ideal access to the rear of the property particularly after those long dog walks on the beach. Of timber construction with Polycarbonate roof, power and lighting. Currently laid out with artificial grass flooring. Long storage cupboard running alongside the utility, ideal for storing fishing tackle.

Freehold solar panels

Fully owned outright, with feed in tariff.

Outside

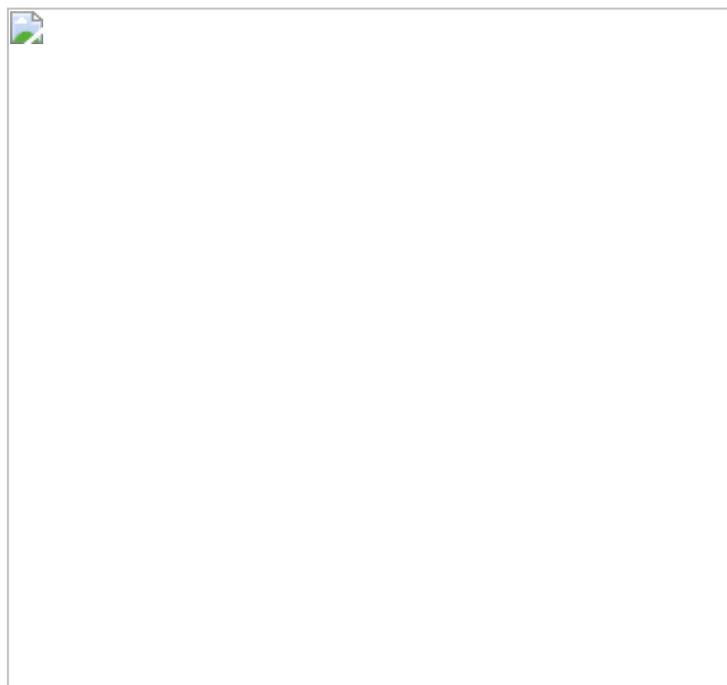
Slabbed drive up to the rear porch, with parking for up to two vehicles. Further slabbed and stoned area provided further parking if required. Gated access to the rear comes through to the private and enclosed rear garden. Patio currently laid out with 6 person patio table and chairs. Hedges to the rear and gravelled bird garden.

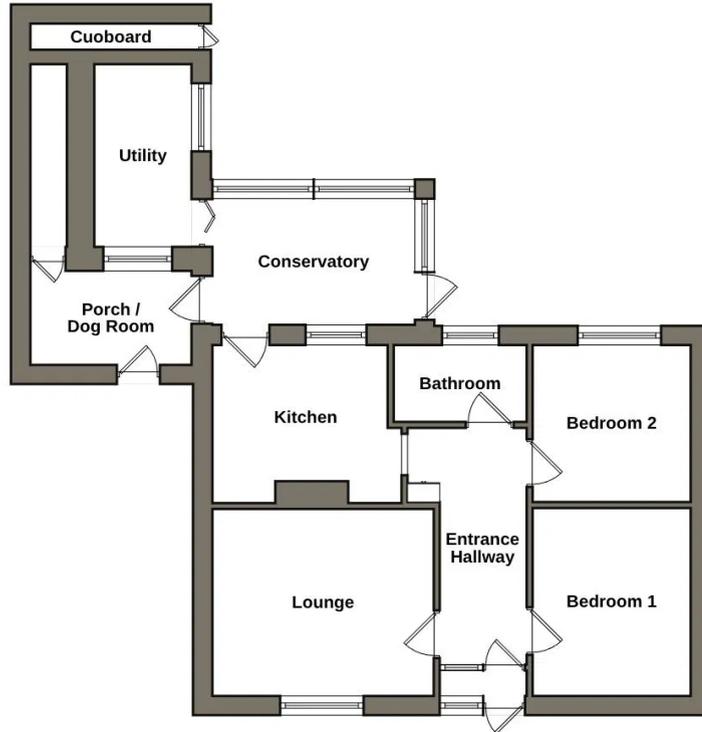
Chapel St Leonards

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		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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