



OXFORD
FAMILY ESTATES



15 Fairburn Close, Chapel-St-Leonards, PE24 5YT

£220,000

- Freehold
- Detached Bungalow
- Good Location
- Drive with Garage
- Oil Fired Central Heating
- "No Onward Chain"
- 2 Bedrooms
- Modern Kitchen
- Conservatory and wrap around Garden
- Phone Lines 8am-8pm(7 Days a Week)

Bedrooms: 1 | Bathrooms: 1 | Receptions: 3

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

NO ONWARD CHAIN.

Oxford Family Estates are pleased to bring onto the market this delightful 2 Bedroom Detached bungalow in the heart of the village of Chapel-St-Leonards. Set on a corner plot with wrap around gardens making it a nice space to spend sunny days outside and a large conservatory for inclement days. The property also benefits from a large kitchen with island, a lounge with bow window and log burner and driveway with single garage. With Upvc double glazing and oil Combi-boiler for heating and hot water, viewing is highly recommended to appreciate.

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

Enter the property via the Upvc, double glazed door into the wide & welcoming conservatory, or through the Upvc double glazed porch which leads to the hallway.

Conservatory

A flexible and versatile space to be used to your requirement. Either as a second lounge or as dining space. The Upvc door out to the rear courtyard provides access to the lean to shed running the length of the garage.

Kitchen Diner

Fitted with a range of base units in a cream colour with a separate island providing plenty of storage space. One and a half bowl ceramic sink under upvc double glazed window overlooking the conservatory. Space and plumbing for the washing machine as well as recessed space for the tower fridge freezer. Free standing Electric double oven with extractor hood fitted above. Wall mounted wall star combi oil fired boiler.

Lounge

The large lounge is centred around a log burner set in a fireplace with a tiled hearth. Upvc, double glazed bow window to the side elevation, with fitted shutter blinds and radiator.



Bedroom 1

Large double bedroom currently fitted with super king size with space 4 bedside cabinet, drawers and dresser unit. Upvc , double glaze window to the side elevation , shutter blinds and radiator fitted.

Bedroom 2

Upvc double glazed window to the side elevation radiator. Flexible bedroom to be used as either a small double or a single with additional furniture.

Shower room

Fully tiled wet room with electric mira , shower vanity unit sink and toilet and electric heated towel rail. Obscure upvc , double glazed window to the side elevation.

Garage

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

Outside

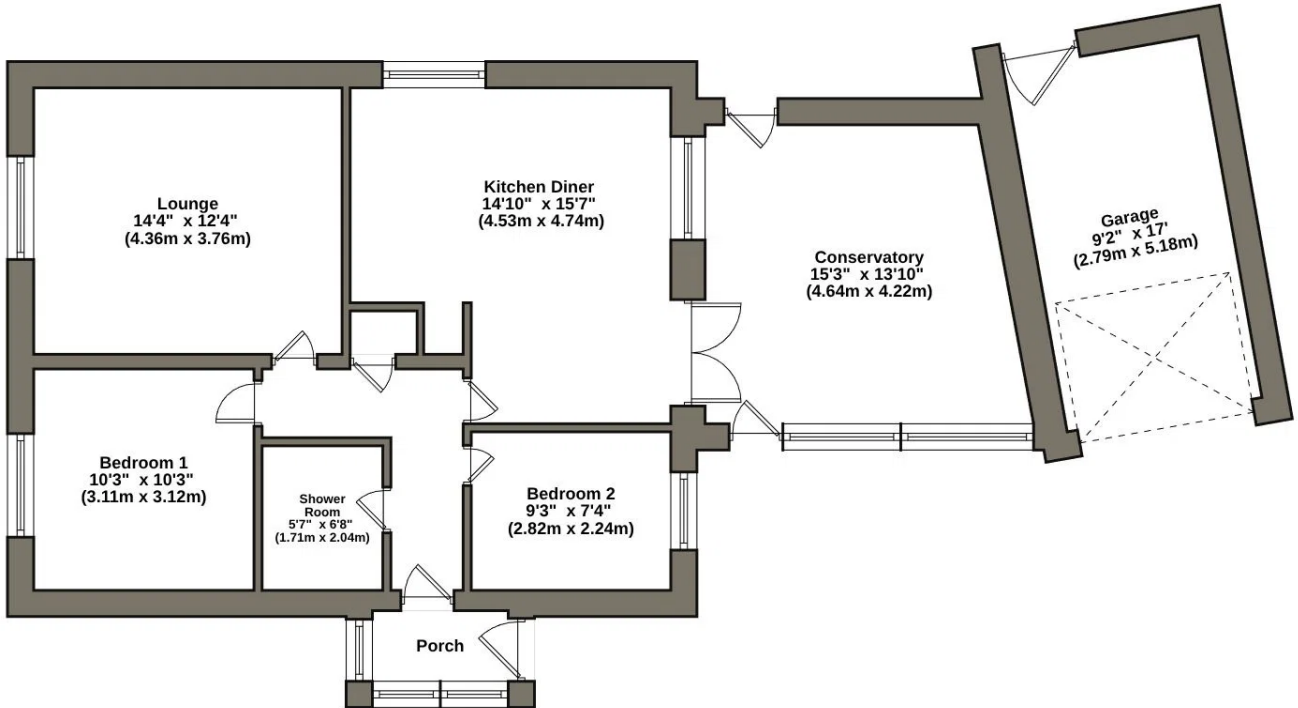
The property sits on a substantial corner plot with wrap around front garden, including mature fruit trees and a recently fitted 3 foot fence. There is a slabbed drive leading up to the garage with parking for 1 vehicle , as well as a slabbed patio area in front of the conservatory.

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.

| 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 | | 61 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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