



OXFORD
FAMILY ESTATES



5 Canning Chalets Sea Bank Road, PE24 5TA

£120,000

- *No Chain*
- Detached Bungalow Freehold
- Feature Kitchen Diner
- Gated Rear Patio with Access to Local Shops
- Ideal for those looking to downsize to the coast!
- 30 Second Walk to the Beach!
- 1 Bedroom
- Parking for 1 Vehicle
- Bus Station Nearby
- Lines Open 8am-8pm(7 Days A Week)

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Property Type: Detached Bungalow



Council Tax Band: A

Tenure: Freehold

****NO CHAIN**** Freehold Looking to be a short 30 second walk to the beach and the village centre?...Oxford Family Estates have the pleasure of bringing onto the market this 1 Bedroom Bungalow right at the heart of Chapel St Leonards . With easy access to beach shops, cafes, doctors surgery and bus routes this is an opportunity not to miss. This well presented bungalow has lots to offer, as the layout has been cleverly altered to make the most of the space, providing a spacious modern kitchen with breakfast bar and a lounge with double doors out to the patio. Be sure to check out the video tour and enquire today!

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 Porch

Enter the front of the property through the Upvc door into the bright porch, providing space for a coffee table and two seats and coat and boots storage. Ideal space after walks along the beach!

Open Plan Kitchen Area

Fitted with all white cupboards in a spectacular curved shape the kitchen flows into a breakfast bar with feature over head lighting. With electric tap over the 1&1/2 bowl sink seamlessly part of the worktops. Additional larder units contain integrated tower fridge and freezer and provide ample storage around the Indesit 7kg washing machine.

Lounge

The comfortable lounge space has double french doors that open out onto the patio garden. The corner cupboard houses the LPG bottled gas boiler, which runs the hot water for the bathroom sink and additional low level thermostatic shower.



Bedroom

The layout of the bungalow has been altered to create a larger double bedroom with plenty of space for additional furniture. With a hot/cold aircon unit under the window. Additional internal windows makes the room light and airy. Possibility to divide back into two bedrooms if required.



Bathroom

Comprising of a walk in shower cubicle with electric shower, hand basin with vanity mirror cabinet above and low level wc. The shower has an additional low level thermostatic shower fitted off the LPG gas boiler.

Perfect for cleaning the dogs after walks on the beach!



Outdoor Space

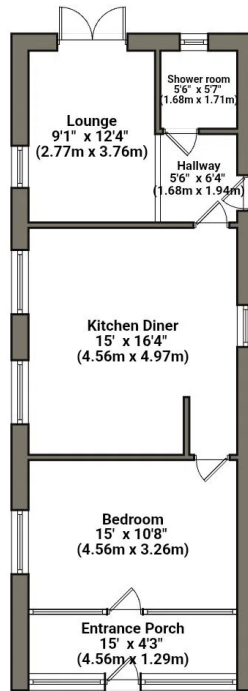
As you come out of the french doors there is a slabbed patio area which leads onto an astro turf lawn. The garden is surrounded by a wooden panelled fence with an access gate leading out onto the co-op car back at the rear of the property.

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.

01754 228 485

sales@oxfordestates.co.uk

<https://oxfordestates.co.uk/>

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

