



**OXFORD**  
FAMILY ESTATES



## 39 St. Leonards Drive, PE24 5RN

**£150,000**

- \*Non Standard Construction\*
- Ideal Holiday Home or All Year Occupation
- Patio/Courtyard Style Garden
- Oil Fired Heating
- Short Distance to Beach, Shop, Pub and Garage

- Freehold and Fully Refurbished
- 2 Bedroom
- Driveway
- Close to Main Bus Route
- Phone Lines Open 8am-8pm (7 Days a Week)

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

**Property Type:** Detached Bungalow



**Council Tax Band: A**

**Tenure: Freehold**

Oxford Family Estates are pleased to bring onto the market this quaint NON STANDARD property set on the edge of the seaside village of Chapel-St-Leonards. This FREEHOLD property would make an ideal holiday home or for someone looking to live permanently by the sea. It has recently undergone modernisation and refurbishment, with garden/patio to all sides and has a drive for parking. Short distance to the local shop, garage, pub and beach where the North Shore Observatory is situated with its cafe to enjoy an afternoon tea with friends, family or just some quality time looking out over the sea.

### **Kitchen**

Satin green units with warm oak effect worktops and tiled splashback. Integrated electric oven and hob with extractor hood above. Integrated bush dishwasher. Space for tower fridge freezer. Stainless steel sink and drainage board. Grant oil boiler for hotwater and central heating. Indesit washing machine. And tower fridge freezer.



### **Lounge/Diner**

There is a lovely bright lounge/diner with triple aspect windows and plenty of space for a seating area and a dining table centred around a feature fireplace. There is leaded coloured glazed doors and windows leading into a large front porch area.



## Bedrooms and shower room

There are two good size double bedrooms with space for furniture, including bedside cabinets and wardrobes. The larger bedroom has dual aspect windows to the rear and wall mounted TV.

Modern shower room with centrally heated towel rail, vanity unit sink and toilet and walk in corner shower enclosure with electric shower.



## Exterior & Outside

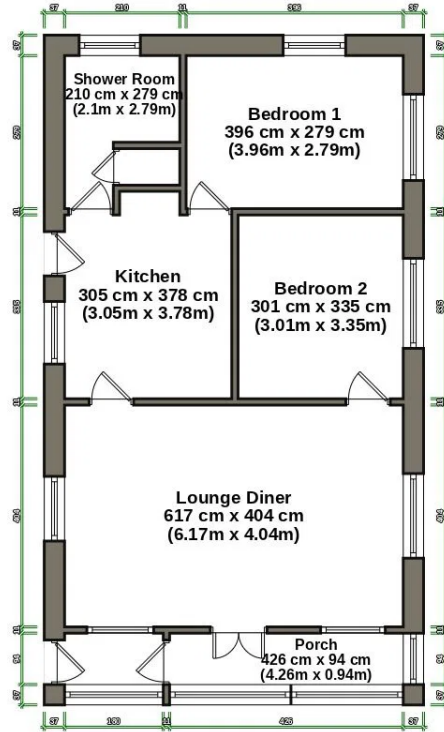
Gravel drive with ample parking for multiple vehicles. The property is freehold and considered non-standard construction. Ramped access to both the front porch and side door to the kitchen.

## 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.

01754 228 485

[sales@oxfordestates.co.uk](mailto:sales@oxfordestates.co.uk)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		33	
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

