



OXFORD

FAMILY ESTATES



9 Lindum Grove, PE24 5TF

£250,000

- *NO CHAIN*
- 2 Double Bedroom
- Heart of the Village Location
- Off Road Parking
- Enclosed rear garden & shed
- Detached Bungalow
- Open Plan Kitchen/Diner
- Close to Beach and Shops
- Separate Office/workshop/utility with Facilities
- Lines Open 8am-8pm (7 Days a Week)

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

Property Type: Detached Bungalow



Council Tax Band: B

NO CHAIN Oxford Family Estates are delighted to bring onto the market this 2 Bedroom Detached Bungalow in the heart of the coastal village of Chapel-St-Leonards. With an open plan kitchen and living space, a garden with an additional space which could be an office, utility or workshop featuring with facilities it is an ideal space for those wishing to work from home. Location is the key with this property as the property is just a few short steps away from the heart of the village. You have shops, doctors, bus routes and of course the golden sandy beaches all on your doorstep...Viewing is a must to appreciate this property.

Kitchen & Living Space

After entering the property via a Upvc part glazed door into the hallway there are doors off to all rooms. On the left there is a good size open plan kitchen fitted with a range of base and wall units with integrated oven, microwave, dishwasher, fridge and freezer. The granite worktops have an inset sink and drainer and electric hob. There would be room to create a dining area if required. The rest of the room is carpeted for a lounge area which leads via Upvc French style doors into the conservatory providing an extra space.



Bedrooms and Bathroom

There are two double bedrooms, one with front aspect and a built in cupboard housing the oil fired combi boiler which heats the radiators throughout the property and the hot water. The other bedroom is to the rear aspect and has a set of wardrobes in. The bathroom is part tiled and consists of a bath with shower head taps and a mains shower from the combi boiler over the bath. There is a vanity sink unit and low level w/c. There is a built in storage cupboard ideal for towel storage and a heated towel rail over the normal radiator.

Workshop & Outside space

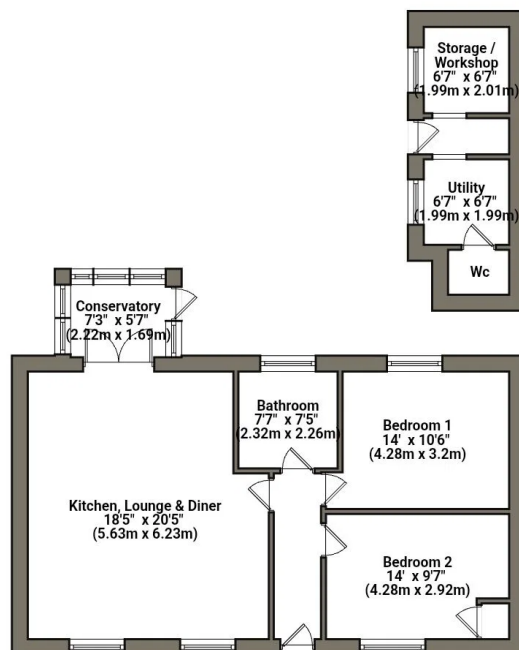
The front of the property is laid with block paving providing off road parking for several vehicles if required. There are large wooden double gates leading to the rear of the property which is fully enclosed. There is lawn area and a patio in front of the conservatory and a separate building which could be used as a home office, extra accommodation or hobby room and includes a shower room with w/c.

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, Chapel is also in the catchment area for the Alford and Skegness Grammar Schools.





Floorplan is for layout purposes only and should not be used for structural purposes
Maximum room dimensions shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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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