



OXFORD
FAMILY ESTATES



Enhanced by AI with Loo



4 Eric Avenue, PE24 5UF

£300,000

- BRAND NEW Detached Bungalow
- 10 Years NHBC
- Vaulted Ceiling
- Patio and Enclosed Garden
- Optional Extras Available
- 2 Years Builders Warranty
- En-suite Master Bedroom
- Open Plan Kitchen/Dining/Living
- 9 Minute Walk to Beach
- Tax Band B

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Property Type: Detached Bungalow



Council Tax Band: B

Tenure: Freehold

Oxford Family Estates are delighted to present this BRAND NEW three bedroom detached bungalow in the heart of Chapel St Leonards on the Lincolnshire coast. Situated close to the village centre, with all the necessary day to day amenities and all within a 9 minute walk to the beach. The property benefits from 3 double bedrooms with en-suite master bedroom, open plan kitchen diner with Vaulted ceiling, separate family bathroom, utility cupboard and private enclosed rear garden. The property has parking for two cars via the driveway and gas central heating with submerged LPG tank. Viewing in person is highly advised to appreciate the size and quality of these new homes, brought to you by S. Jackson & Sons.

S. Jackson & Sons is an established family building company in Chapel St Leonards with 75 years experience developing and building beautiful, high quality bungalows and cul-de-sacs throughout the village. This is one of many plots with a few different layouts available through Oxford Family Estates.

Included in price of bungalow-

- Kitchen
- Bathroom Suites
- Full Decorations
- Gravel Driveway
- Slab Footpaths
- Three Metres of Patio
- Outside Tap
- Two Outside Lights
- Turf to Front Of Lawn
- Loft Hatch and Small area of boarding in roof for storage

Floor Plan Layout

Please note the floor plan is for property number 2 but this one is identical but everything is mirrored so on the opposite sides so you enter the property on the right hand side.



Rooms Dimensions:

Kitchen, lounge / diner 6.91m max x 5.68m max (22'8" x 18'7")

Howdens kitchen to be fitted from a range of options for you to chose.

Bedroom 1 3.52m x 3.34m (11'6" x 10'11")

En-suite 2.32m x 1.25m (7'7" x 4'1")

Bedroom 2 3.31m x 4.31(10'10" x 14'1")

Bedroom 3 3.30m x 3.09m (10'9" x 10'1")

Bathroom 2.31m x 2.00m (7'6" x 6'6")

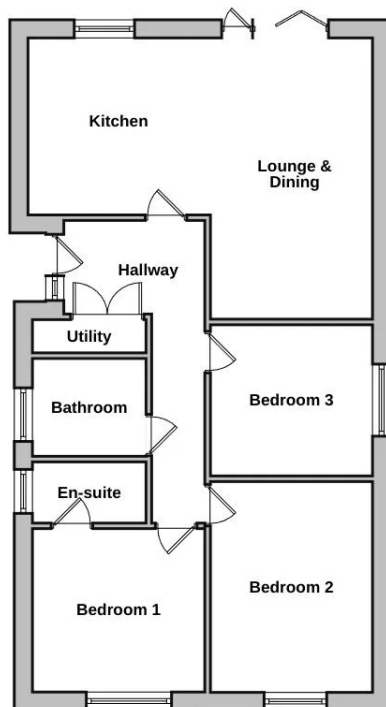
Utility cupboard 2.31m x 0.68m (7'6" x 2'2")

Please note - a mixture of actual photos of the front of the buildings and sample photos of the interior of completed plots have been used to showcase the finish and quality on offer. All dimensions above are the internal dimensions of the unfinished walls.

This particular property is built but not yet plastered but could be finished for you in roughly 12 weeks with a choice of fixtures and fittings.

Call us directly to arrange your viewing.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.



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