



**OXFORD**  
FAMILY ESTATES



## 5 Sidney Close, PE24 5WB

**£220,000**

- Beautifully Presented Semi-Detached House
- Parking for 2 Vehicles
- Modern finish to a very high standard
- LPG gas heating
- Close to village centre and beach
- 2 Double Bedrooms
- Spacious Kitchen/Diner
- Downstairs toilet
- Enclosed rear garden
- Phone Lines Open 8am-8pm(7 Days a Week)

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

**Property Type:** Semi Detached House



**Council Tax Band: B**

**Tenure: Freehold**

Oxford Family Estates are delighted to bring onto the market this immaculately presented 2 double Bedroom Semi Detached House in the heart of the village of Chapel-st-Leonards. Within a short distance of the local school, shops, the beach and benefits from having off-road parking for 2 vehicles. There is a secure low maintenance garden ideal for both pets and children. The property benefits from a spacious modern kitchen diner, with double doors flowing out to the gardens, a family bathroom and separate downstairs toilet. There's loads of storage, with built in wardrobes, under-stairs cupboard and garden shed. With LPG gas central heating from the combi boiler and ultra-fast broadband the property has a lot to offer, ideal for first time buyers, those looking for a family home, or simply downsizing near the beach! Book your viewing 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. Awaiting new EPC.

### Entrance Hallway

Enter the property through the Upvc door into the wide welcoming hallway servicing all rooms, with carpeted stairs to the first floor landing. Finished with quality laminate wood flooring, with solid construction wood doors and matching skirting and architrave throughout to create a lovely natural look.

### WC

Handy downstairs separate toilet with radiator and vanity unit wash basin. Obscured Upvc double glazed window to the front elevation.

### Lounge

Lovely bright lounge currently laid out with corner sofa, sideboard and TV cabinet. With a radiator under the Upvc double glazed window to the front elevation.



## Kitchen Diner

Really spacious kitchen diner, ideal for family life, gathering or having people round. Currently set out with 4 -6 person dining set in front of the Upvc french style double doors out to the garden.

The kitchen area is fitted with a range of wall and base units in a gloss cream finish with oak effect worktops. There is space and plumbing for a washing machine, freestanding LPG gas cooker and hob with extractor hood above. Space for tower fridge freezer. There is a 1&1/2 bowl stainless steel sink under the Upvc double glazed window overlooking the rear garden. The kitchen area is beautifully lit with adjustable ceiling lights and LED lit kick boards.

There is a wall mounted Ideal LPG combi boiler servicing hot water and heating.



## Bedroom 1

Double bedroom with built in wardrobes along the far wall for ample storage. Currently laid out with bedside cabinets and drawers with space for a TV on top. Upvc double glazed window to the front elevation.

## Bedroom 2

Double Bedroom with velux style ceiling window overlooking the rear. Loft access.

## Bathroom

Beautifully finished with vanity unit sink, tiled walls, heated towel rail and Panelled bath. Above the bath there is a shower curtain and shower attachment. Low level toilet & velux style ceiling window overlooking the rear.

## Outside

The front drive is laid to block paving providing driveway space for up to two vehicles. There is a gated side access to the rear garden with a pathway round to the rear doors off the dining room. The rear garden is laid to grass with a garden shed and matching storage for the LPG bottles. There is an outdoor tap as well as outdoor plug sockets & lighting.

## 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.

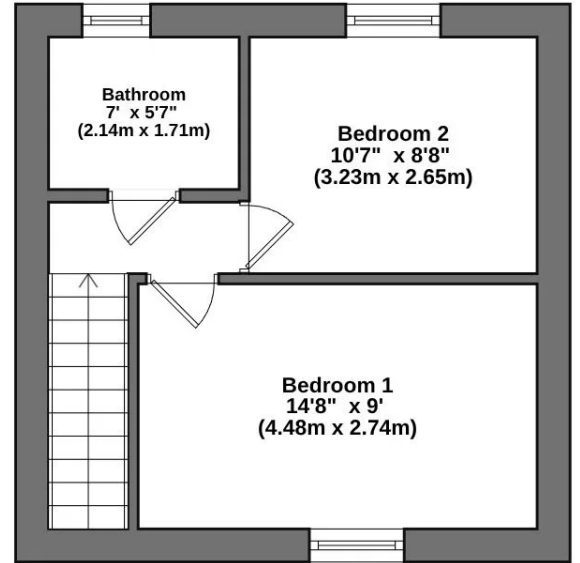
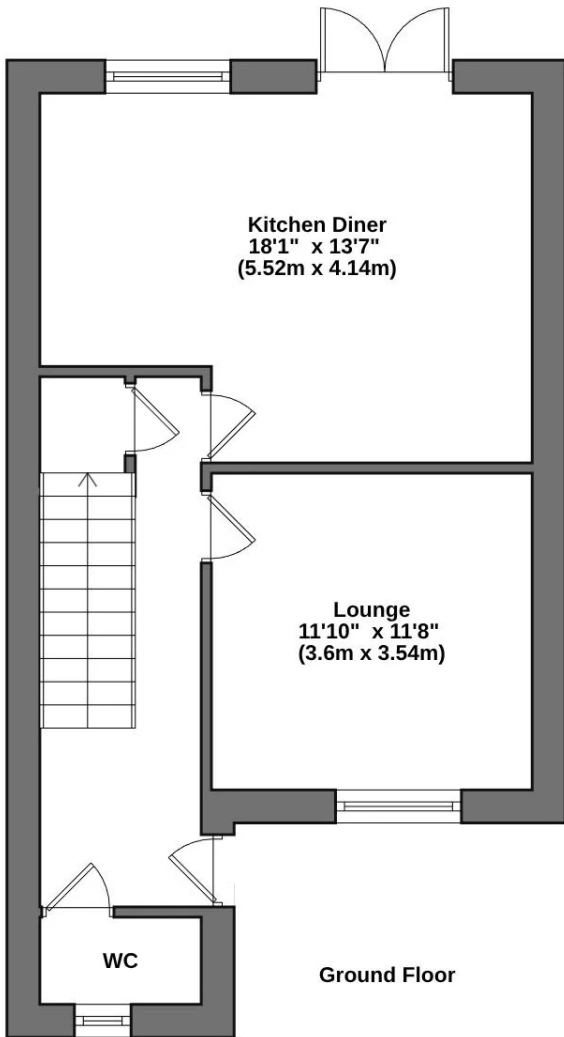
During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere. The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs.

There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.



# Oxford Family Estates

6 South Road, Chapel St Leonards, Lincolnshire



The floorplan is for layout purposes only and should not be used for structural purposes.

01754 228 485

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	59	67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

