

Elliott Way , Chapel St Leonards

£239,950



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- **Detached Bungalow**
- **3 Double Bedrooms**
- **Kitchen Diner**
- **Walk in Shower**
- **Low Maintenance Garden**

- **Access to Water Course for Fishing**
- **Oil Heating**
- **Quiet Cul-de-Sac Location**
- **Sought After Area**
- **Tax Band C EPC Rating D**



Oxford Family Estates are pleased to offer a chance to purchase a great detached bungalow with 3 DOUBLE BEDROOMS. The property is in a quiet cul-de-sac location and also benefits from backing onto the water course for fishing or watching the local wildlife. It offers a good size kitchen with space for dining, a nice bright lounge and a walk in shower in the bathroom.

Entrance Hallway

Enter into the property via a Upvc part glazed door into the hallway with doors off to all rooms. There is a large walk in airing cupboard housing the Worcester Oil fired boiler. Wood effect flooring.

Lounge 5.49m x 3.56m (18'0" x 11'8")

Nice bright room centred around a feature fireplace with a large Upvc double glazed window overlooking the rear garde

Kitchen/Diner 5.01m x 3.56m (16'5" x 11'8")

Good size kitchen with space for a dining area. Units fitted to waist and eye level with 1 1/2 bowl inset stainless steel sink, built in electric oven and hob with extractor over, space and plumbing for washing machine and fridge freezer. Upvc double glazed window overlooking the rear garden and part glazed Upvc door into the garden. Tiled splashbacks and floor

Main Bedroom 4.08m x 2.86m (13'5" x 9'5")

Bright double bedroom with dual aspect Upvc double glazed windows to front and side elevation. Wood effect flooring.



Bedroom 2 4.08m x 3.28m (13'5" x 10'9")

A second double bedroom with Upvc double glazed window to the front and wood effect flooring.

Bedroom 3 3.10mx 2.70m (10'2" x 8'10")

A further double bedroom with Upvc double glazed window to front elevation.

Bathroom 2.70m x 2.13m (8'10" x 7'0")

A good size walk in shower with a thermostatic mixer shower fitted. Pedestal wash basin and low level w/c. Chrome heated towel rail Upvc obscure double glazed window and fully tiled walls and floor.

Outside

Block paved drive with parking for two vehicles and landscaped front lawn. Gated Access down both sides of the property to the rear garden. Block paved patio and stoned rear garden. Oil tank and area to store bins. Wooden shed with outdoor power point. Access to water course and trellising fencing.



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

