

Prince Avenue, Chapel St Leonards

£269,500



2



1



3



- **2 Double Bedrooms**
- **Detached Bungalow**
- **Very Large Conservatory**
- **Office Space**
- **Large Driveway**

- **Large Enclosed Garden**
- **Integral Garage**
- **Quiet Cul-de-sac**
- **Good Access for Mobility**
- **Tax band C, EPC Rating E**



Oxford Family Estates are delighted to present this larger than average two double bedroom detached bungalow, with a really good size driveway providing parking for several vehicles and an integral garage with added storage area. The property also benefits from a separate dining room, 2 double bedrooms, home office, large lounge and a fantastic size conservatory providing more dining and seating space. Outside there is a good size private rear garden with lawn, patio area, greenhouse and shed. The property also benefits from Oil central heating and is set in a cul-de-sac location within the sought after village of Chapel St Leonard's. Anyone looking for a larger bungalow on a good size plot should book an early viewing.

Entrance Hallway 6.06m max x 1.78m max
(21'10" max x 5'10" max)

Enter the property via the ramped access and Upvc front door. Welcoming entrance hallway leads off to most rooms including separate toilet and internal door to garage.

Cloakroom 1.61m x 0.86m (5'3" x 2'9")

Tiled walls, hand basin and toilet. Obscure Upvc double glazed window to front elevation.

Dining room 2.46m x 3.19m (8'8" x 10'5")

Sliding door from the hallway leads into this dining area, with double sliding doors to both the lounge and kitchen. Upvc double glazed window to side elevation

Kitchen 2.38m x 1.78m (7'9" x 5'10")

Double sliding doors from the dining room lead into this wide kitchen fitted with a range of wall and base units. With integrated fridge, freezer, dishwasher and washing machine. Electric oven, New World hob and extractor. Upvc double glazed window to side elevation.



Lounge 5.53m x 3.77m (18'1" x 12'4")

Double sliding doors from the dining room lead into this spacious lounge with Upvc patio doors on to side elevation. Electric fire place and two Upvc double glazed windows to front elevation.

Bathroom 2.38m x 1.78m (7'9" x 5'10")

Fully tiled bathroom with Triton Electric shower in walk in enclosure, vanity sink and toilet. Obscure Upvc double glazed window to side elevation. Radiator.

Office 2.51m x 3.55m (8'2" x 11'7")

Arched opening from Hallway leads to this useful office space, with fitted units . A Large Upvc door leads to conservatory.

Conservatory 7.80m x 3.24m (25'7" x 10'7")

Very large Upvc double glazed conservatory with poly-carbonate roof set on brick. Currently laid out with both a seating and inviting dining area, but this versatile space is sure to suit all needs.

Bedroom 1 2.87m x 3.56m (9'4" x 11'8")

Sliding door from office area leads to this good size double bedroom with fitted wardrobes. Upvc double glazed window to rear elevation and conservatory. Radiator.

Bedroom 2 3.03m x 3.55m (9'11" x 11'8")

Doorway off the hall leads to another good size double bedroom with fitted wardrobes. Upvc double glazed window to rear elevation and Conservatory. Radiator.



Integral Garage 3.07m x 5.56m (10'0" x 18'2")

With internal access from the hallway and remote controlled roller door. Space and plumbing for washing machine, tumble dryer and freezer. Navien combi oil boiler for central heating and water. Additional storage to the rear of the garage with wooden door to rear garden.

Outside

Walled front opens to a large block paved drive up to entrance, double doors to lounge and garage. Gated side access to rear. The large rear garden and patio area is enclosed with fencing and not overlooked, creating a lovely private feel. With shed, oil tank, greenhouse, and gated access out to watercourse.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		