

West View Crescent, Chapel St Leonards

£235,000



 **3**

 **1**

 **3**



- **3 Bedrooms**
- **Semi-Detached House**
- **Garage & Workshop**
- **Separate WC**
- **Dining Room**

- **Lounge Log Burner**
- **Sun Room and Patio Garden**
- **Gated Drive with Space For Multiple Vehicles**
- **LPG Gas Central Heating**
- **Tax Band A, EPC Rating F**



Oxford Family Estates are pleased to present this 3 bedroom semi detached house on a good size corner plot. The property has a wide garage and workshop, separate dining room, sun room and lounge with log burner. Check out the video tour to appreciate the size and space on offer.

Entrance hallway 2.97m x 1.90m (9'8" x 6'2")

Upvc part double glazed door into wide hallway with tiled floor servicing kitchen, lounge, WC and dining room. Upvc double glazed window to front elevation.

Lounge 4.24m x 3.70m (13'10" x 12'1")

Double wooden doors open into lounge Centred around log burner on tiled hearth with surround. Upvc double glazed window to rear elevation and radiator.

Kitchen 3.08m x 4.24m (10'1" x 13'10")

Tiled floors and fitted with a range of base and wall units with wood effect finish. Welsh ceiling. Space for American style fridge freezer. Space and plumbing for washing machine. Stainless steel double sink under upvc double glazed window to side elevation. Logik electric oven, gas 4 burner hob and extractor over. Upvc window and door to rear porch.

Rear porch 3.29m x 1.10m (10'9" x 3'7")

Tiled floor and upvc double glazed window to rear elevation. Space and power for tumble dryer. Wooden barn style door to rear garden.

Dining room 3.21m x 3.67m (10'6" x 12')

Log burner on tiled hearth with fireplace surround. Sliding Upvc double glazed door out to Sun Room. Radiator and Upvc double glazed window to front elevation above staircase.



Sun Room 3.72m x 2.67m (12'2" x 8'9")

Sling door opens into this dual aspect sun room with Upvc double glazed windows on dwarf walls and door to rear decking & garden.

Landing 2.26m x 2.00m (7'4" x 6'6")

Loft access, radiator and Upvc

Bedroom 1 3.54m max x 3.69m max. (11'7" max x 12'1"max)

Currently laid out with king bed, built in wardrobe, radiator and Upvc double glazed window to rear elevation.

Bedroom 2 3.94m max x 3.68m max (12'11"max x 12'max)

Double bedroom, radiator and Upvc double glazed window to rear elevation.

Bedroom 3 2.89m max x 2.87m max (9'5"max x 9'4"max)

Currently laid out with Queen bed, built in wardrobe and Upvc double glazed window to front elevation.

Bathroom 2.20m x 1.93m (7'2" x 6'3")

Fully tiled bathroom with free standing bath on raised platform. Pedestal sink and low level toilet. Heated towel rail and two obscured Upvc double glazed windows to front and side elevations.

Garage & Workshop Space

Wide single garage with workshop area, power and lighting

Outside

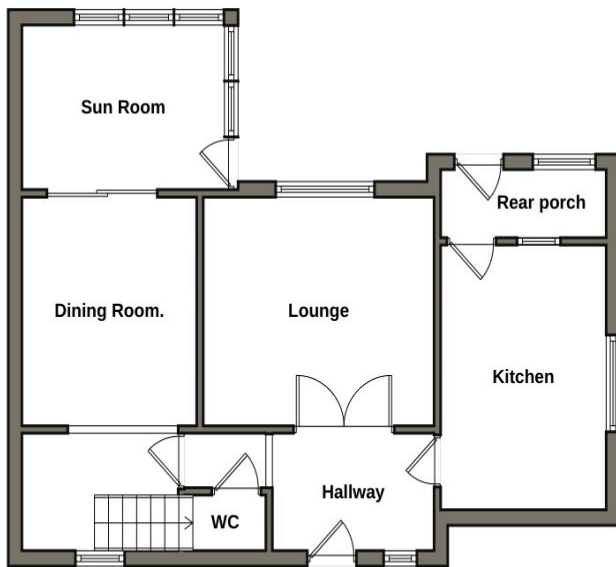
Nice fencing and gates surround the corner plot. Front garden area laid to lawn with slabbed pathways. Concrete drive to garage. Rear patio and decked area of sun room.



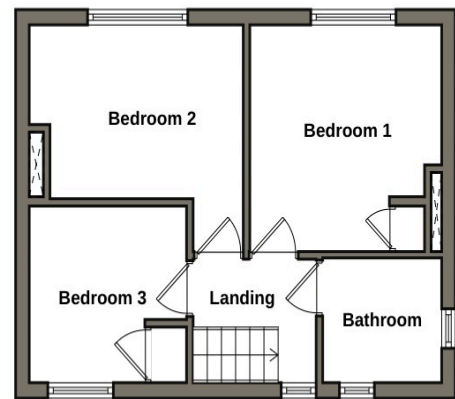
Chapel St Leonards

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.



Ground Floor



First Floor

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		
55-68	D		
39-54	E		45 E
21-38	F	24 F	
1-20	G		