

## Four Seasons, Chapel St Leonards

£135,000



- **\*\*NO ONWARD CHAIN\*\***
- **2 Bedroom**
- **Park Home**
- **Over 55s Site**
- **Conservatory**

- **Separate 2nd WC**
- **Garage & Driveway**
- **Patio Garden**
- **Dining room**
- **Tax band A**



**\*\*NO ONWARD CHAIN\*\*** Oxford Family Estates is very pleased to share this 2 bedroom Park home on the sought after Four Seasons Park in Chapel St Leonards. With 2 good size bedrooms, a separate WC, dining space and seating in the conservatory this park home has plenty to offer. With a range of white goods in the kitchen and garage, this home is a must view if you're considering a park home in the area.

**Entrance Hall** 1.00m x 2.06m (3'3" x 6'9")

Enter into the property via a Upvc part double glazed door into the hallway providing access to a separate WC and Lounge. Small cloak cupboard.

**WC** 1.87m x 0.84m (6'1" x 2'9")

**Kitchen** 2.93m max x 4.70m max (9'7" max x 15'5" max)

Fitted with a range of wall and base units. Stainless steel sink and mixer tap, built in Samsung electric cooker and electric hob with extractor over. Hotpoint washing machine. Beko tower freezer and under counter fridge. Tiled Splash backs and Upvc double glazed window to side elevation and part double glazed Upvc door to side. Doorway to Lounge. Cupboard houses LPG bottled gas Worcester boiler.

**Lounge** 4.93m max x 3.31m max (16'2" max x 10'10" max)

A bright room centred around a feature fireplace with electric coal effect fire arch way into the dining room and double doors into the conservatory. Upvc double glazed window to the side elevation.

**Dining room** 3.00m x 2.32m (9'10" x 7'7") Dining room with direct access from the kitchen and following on from the lounge. Upvc double glazed window to the side elevation making it another light room.



**Conservatory** 2.42m max x 2.38m max  
(7'11"max x 7'9" max)

A Upvc panelled and double glazed Conservatory situated as additional space off the lounge.

**Bathroom** 1.96m x 1.66m (6'5" x 5'5")

Shower cubicle with bi-folding door, low level flush WC and vanity unit basin. Tiled walls other than the shower which is finished with mermaid boarding. Upvc obscure double glazed window to side elevation.

**Bedroom 1** 2.92m x 3.47m (9'6" x 11'4")

Double Bedroom with built in wardrobes and drawers. Upvc double glazed window to side elevation.

**Bedroom 2** 2.92m x 2.44m (9'6" x 8'0")

### Outside

The front of the property is laid to stone creating a low maintenance garden with a stone driveway to the left of the property with ample off road parking. Wooden gate next to the garage leads to the rear with patio area. Access down the right hand side of the property with a lawned area.

**Garage** Up and over garage door, lighting and power points.

On the park itself there is a lovely fishing lake with seating around and a secure gate leading onto a walkway with access to the beach.

The park is for residents over 55. Site Fee's: £202.98 per month Pet friendly

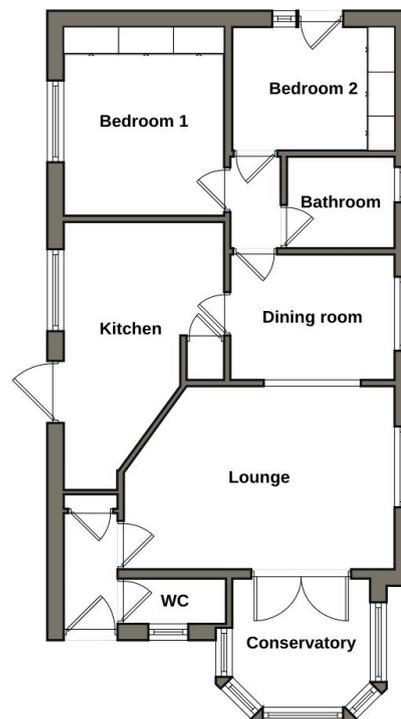
**Tenure** Park homes are neither freehold or leasehold. They are governed by the Mobile Homes act 1983 and the The Mobile Homes (Selling & Gifting) Regulation 2013.



## 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.

