

## Four Seasons Park, Chapel St Leonards



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- NO ONWARD CHAIN
- Over 50s Park Home
- 2 Double Bedrooms
- Dining Room
- Lounge With Log Burner

- Large Driveway and Garage
- Lovely Secure Garden
- All Electric
- Large Plot
- Tax Band A Epc Not Required





Oxford Family Estates are pleased to bring to the market a Two Double Bedroom Park Home on the sought after Four Seasons Park in Chapel St Leonards. The property sits on a lovely end plot with a great size garden all round and large garage and driveway with parking for several vehicles. There is a lovely bright lounge with a separate dining room, kitchen and shower room.

**Dining room** 3.02 x 2.46m (9'10" x 8')

Nice useful dining space next to the kitchen and lounge with sliding Upvc patio doors leading out onto the driveway and garden. Double part glazed doors leading into the lounge.

**Lounge** 5.90m x 3.50m (19'4" x 11'5")

Lovely light lounge with fitted log burner in a feature fireplace. Three Upvc double glazed windows to the front and side elevations.

**Kitchen** 3.87m max x 2.78m (12'8" x 9'1")

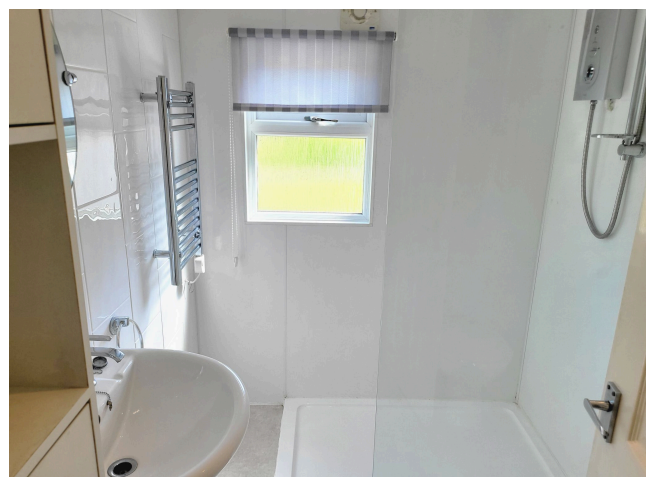
Fully fitted kitchen with base and wall units, inset stainless steel sink, Electric hob and integrated electric oven at eye level. Fridge freezer, washing machine and fully tiled walls. Built in cupboard housing a water heater. Upvc double glazed window to side elevation and Upvc double glazed door to side elevation.

**Hallway** 2.19m x 0.95m (7'2" x 3'1")

Inner hallway servicing bedrooms and the bathroom.

**Bathroom** 1.96m x 1.63m (6'5" x 5'4")

Pedestal wash hand basin with low level w/c and low rise walk in double shower with electric shower. Walls tiled and mermaid boarded with electric heated towel rail. Obscure double glazed window to side elevation.





**Bedroom 1** 3.28m x 2.87m (10'9" x 9'4")

Double Bedroom with Upvc double glazed window to rear elevation.

**Bedroom 2** 2.99m max x 2.88m max (9'9" max x 9'5" max)

Double bedroom currently laid out with 2 single beds with Upvc double glazed window to rear elevation.

**Outside**

The front of the property is laid to stone with raised flower beds. On the left there is a large driveway leading to a large garage/workshop with up and over garage door and side personnel door. To the left of that is a lovely fenced in garden planted with various shrubs and features with a lovely outlook. To the rear of the property is a further garden with a shed and greenhouse which is totally private and leads round to the other side of the property which gives access to the door into the kitchen.

**The Park**

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**

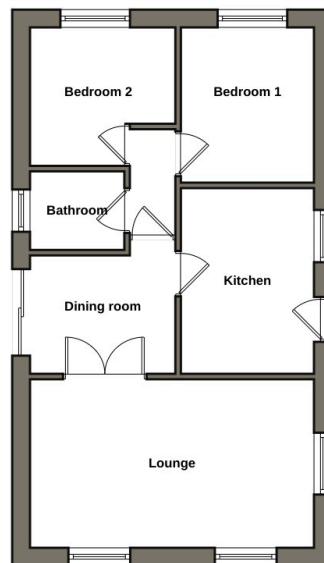
Park homes are neither freehold or leasehold. They are governed by the Mobile Homes act 1983 and the The Mobile Homes (Selling & Gifting) Regulation 2013.



## 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.

