

Wilton Avenue, Chapel St Leonards

£325,000



3



1



2



- Detached Bungalow
- 3 Double Bedrooms
- Large Kitchen/Diner
- Sun Room
- Utility Room

- Modern Bathroom With Bath
And Separate Shower
- Great Village Location
- Parking For Several Vehicles
- Oil Central Heating
- Tax Band C EPC Rating C



Oxford Family Estates have a great property in a very sought after location of Chapel St Leonards very close to all the village amenities and the sea front. This superbly presented **THREE DOUBLE BEDROOM** Detached bungalow has a large kitchen/diner plus a separate utility room. There is a good size lounge flowing into a large Sun Room which leads out onto the patio garden area. The bathroom is fully fitted out to a high standard. Early viewing is highly recommended to fully appreciate what is on offer.

Main Entrance Hallway

Enter into the property via a Upvc part double glazed door into a good size entrance hall with double doors off into the kitchen and doors off to all other rooms.

Rear Entrance Porch 2.99m x 2.57m (9'9" x 8'5")

Useful additional entrance with UPVC double glazed doors from the drive into a welcoming and useful space with a doorway into the kitchen. Tiled flooring through to the utility.

Utility 2.95m x 2.57m (9'8" x 8'5")

Fitted with a range of floor and wall units with inset stainless steel sink and tiled splashbacks. There is space and plumbing for a washing machine, tumble dryer and dishwasher. Airing cupboard housing the Firebird Oil fired combi boiler. Single door out the rear garden.

Kitchen diner 6.48m x 3.33m (21'3" x 10'11")

Double doors from the hallway lead into this inviting kitchen and diner. Integrated fridge and freezer built into the fitted range of base and wall units. Stoves cooker with 7 burner gas hob, double oven and grill. Extractor hood fitted above. 1&1/2 composite sink with mixer tap under UPVC double glazed windows to



rear elevation. Tiled flooring throughout with 2 breakfast bar areas and space for dining area. Tiles splash backs and under cupboard Led lighting. There is a lovely Georgian style atrium giving plenty of natural light into the kitchen and a doorway into the sun room. Currently there is also an area laid out with an office station.

Lounge 6.10m x 3.82m (20' x 12'6")

Nice large lounge centred around a feature fire place with a tiled hearth with an electric log burner style fire. There is a natural light tube fitted and internal glazed feature windows to hallway keeping the room nice and light. There are sliding UPVC double glazed doors into the conservatory. Two radiators.

Sun Room 4.80m x 3.40m (15'8" x 11'1")

A good size additional room leading off both the kitchen and the lounge with Georgian style polycarbonate roof, with both a single and French style double doors leading out onto the rear garden. Tiled floors

Master Bedroom 3.60m x 3.55m (11'9" x 11'7")

Large double bedroom with UPVC double glazed bow window to front elevation and radiator. Plenty of space for furniture, currently laid out with 2 x triple and 1 x double wardrobe.

Bedroom 2 3.34m x 3.16m (10'11" x 10'4")

Double bedroom with UPVC double glazed bow window to front elevation and radiator. Nicely decorated with grey carpet and soft geometric wallpapered feature wall.

Bedroom 3 3.33m x 2.38m (10'11" x 7'9")

Double bedroom with UPVC double glazed window to side elevation and radiator. Space for wardrobe.



Bathroom 2.80m x 2.44m (9'2" x 8')

Finished to a high standard with lots of extras including digital shower enclosure with rain head, DAB radio, led lighting and steam jets. Whirlpool bath with flexible retracting shower head. Fully tiled walls and floors with obscure UPVC double glazed window to side elevation. Vanity toilet and sink unit and Chrome heated towel rail.

Carport/Workshop/Garage

A very large useful space that could be used as a workshop or used for parking under cover. it is approximately 11.5m (37'8") long.

Outside

The front of the property has a nice walled frontage with wrought iron double gates across a large block paved driveway with ample parking for several vehicles and an electric caravan hook up unit. There is a garden area planted with various shrubs.

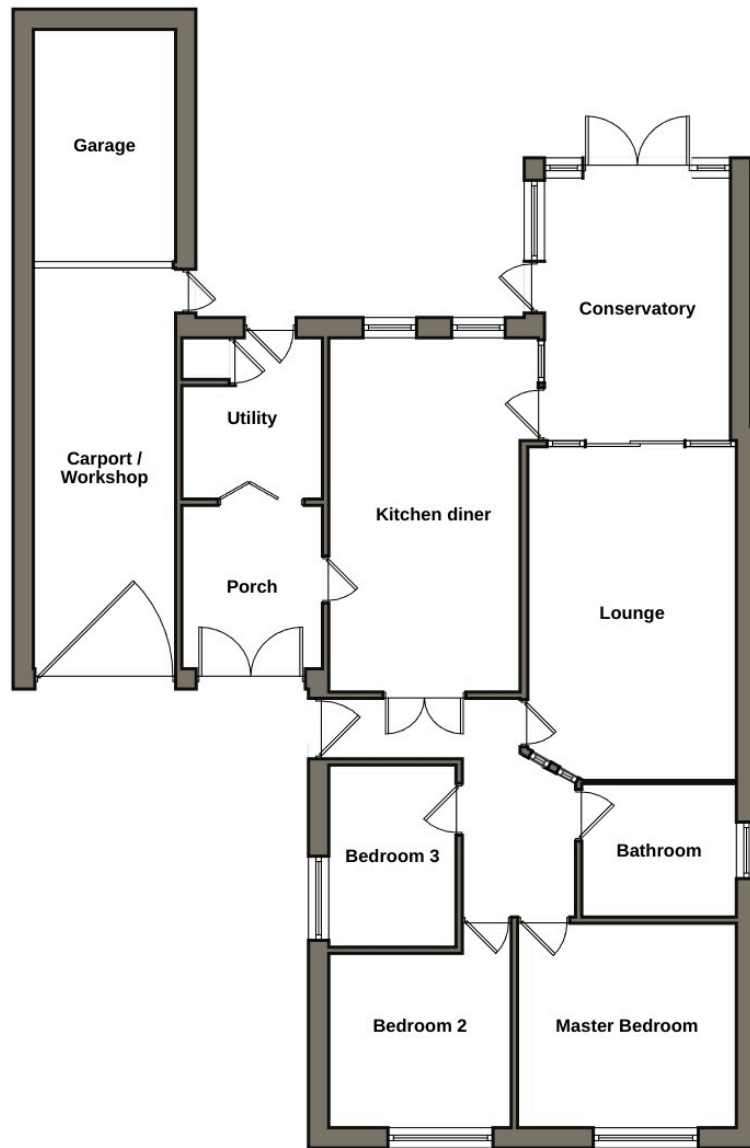
The rear garden is blocked paved with a garden shed and a wooden summer house. The oil tank is hidden away behind the garage.

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.

