

**Four Seasons Park, Chapel St Leonards**

**£150,000**



- Park Home on Four Seasons
- Can Come Fully Furnished (Negotiable)
- 2 Bedroom
- Large Kitchen
- Large Lounge/Diner

- Garage
- Close to Fishing Lake
- Access Direct from site to Sea Front
- Over 55s
- Tax Band A



Oxford Family Estates are pleased to offer a 2 Bedroom Park Home for sale on the very Popular Four Seasons Park in Chapel St Leonards just a stones throw from the sea front. The property sits on a very nice plot very close to the fishing lake. It has a good size kitchen and large lounge/diner. It also benefits from a garage with a good size driveway and a private rear garden. White goods and furniture negotiable.

**Lounge** 5.92m max x 5.52m max (19'5" x 18'1")

L shaped lounge, dual aspect with double glazed bow windows to the front and windows to the side. Electric fireplace with wooden fire surround. Ample dining space currently laid out with 4 seater dining table and display unit.

**Kitchen** 4.08m x 2.88m (13'4" x 9'5")

Fitted with a range of wall and base units in white wood effect. Space and plumbing for washing machine and tumble dryer. Space for under counter fridge & freezers. Integrated belling electric oven and induction hob with extractor hood fitted above. Larder unit housing Worcester combi boiler, serviced annually (around 7 years old). Radiator and stainless steel sink and drainage board under Upvc double glazed window to the side elevation. Upvc door accessing the side garden.

**Master Bedroom** 3.37m x 2.88m (11' x 9'5")

Large double bedroom with plenty of room for wardrobes and drawers. Radiator under Upvc double glazed window to the rear elevation.

**Bedroom 2** 2.89m x 2.55m (9'5" x 8'4")

Double bedroom with a small built in wardrobe. Radiator under Upvc double glazed window to the rear elevation.



**Bathroom** 2.03m x 1.67m (6'7" x 5'5")

Fitted with mermaid boarding, walk in Shower enclosure, pedestal sink and low level toilet. Vinyl flooring and obscure Upvc double glazed window to the side elevation. Heated towel rail.

**Garage** 5.54m x 2.49m (18'2" x 8'2")

Up and over door with power and lighting.

**Outside**

The front of the property is laid to coloured slate and flower boxes edged with a chain link fence and a good size driveway leading up to the garage. To the side of the property there are steps up to the kitchen door with a patio area for outdoor dining. To the rear of the property there is a further stoned low maintenance garden providing further seating area all very nicely fenced off and private.

**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

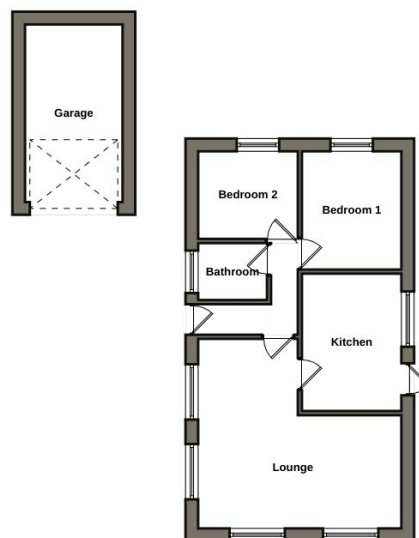
Pet friendly



## 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.

