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7 Merrills Way, Ingoldmells, PE25 1JN



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2



2

£289,000

When it comes to  
property it must be

  
lovelle



£289,000



Beautifully maintained, quiet residential location, well stocked gardens! Immaculate detached house with accommodation comprising; hallway, lounge through to dining room and French doors to gorgeous garden, well designed kitchen with handy utility room and downstairs Wc. Upstairs there is a family bathroom, master bedroom with en-suite shower room and two further double bedrooms. The property has gas central heating and UPVC double glazing, driveway, single garage and attractive front and rear gardens. The fantastic golden sandy beach is just over half a mile away and the village has amenities including; doctors, bus services, Tescos, various shops, cafes, bars and restaurants! Mustn't be missed, call to view now!

#### Key Features

- Immaculate House & Gardens
- Three Double Bedrooms
- Lounge & Dining Room
- Downstairs WC, Family Bathroom & En-Suite
- Driveway & Garage
- Well Served Coastal Village
- EPC rating C
- Tenure: Freehold





## Entrance Hall

With double glazed front entrance door, central heating radiator, stairs to the first floor, door to;

## Lounge

4.1m x 4.5m (13.5ft x 14.8ft)

With UPVC double glazed window to the front aspect, central heating radiator, wall mounted modern 'floating' electric fire, open plan to;

## Dining Room

3m x 2.9m (10ft x 9.4ft)

With central heating radiator and UPVC double glazed windows and French doors to the rear patio area and garden, door to;

## Kitchen

2.7m x 2.9m (8.9ft x 9.4ft)

Fitted kitchen with laminate work surfaces, wall and base units, inset stainless steel sink unit, integrated oven and hob and extractor hood, plumbing for dishwasher, UPVC double glazed window to the attractive rear garden, central heating radiator, tiled flooring and walk in under stairs pantry, door to;

## Utility Room

1.6m x 1.8m (5.1ft x 6ft)

With laminate worktop with cupboards under, wall mounted Baxi central heating gas boiler, UPVC double glazed window and door to the rear aspect, tiled flooring, door to;

## Wc

1.6m x 0.9m (5.1ft x 3ft)

With wash hand basin, low flush Wc, central heating radiator, UPVC double glazed window and tiled floor.

## Landing

With built in airing cupboard with radiator and access to loft, doors to;

## Master Bedroom

4.1m x 3.9m (13.6ft x 12.8ft)

With central heating radiator and UPVC double glazed window to the front aspect, door to;

## En-suite Shower Room

1.9m x 1.7m (6.1ft x 5.5ft)

With walk in corner shower, pedestal wash basin, low flush w.c., UPVC double glazed window, central heating radiator, tiled flooring and spotlights.

## Bedroom Two

2.8m x 4.3m (9.1ft x 14ft)

With UPVC double glazed window to the rear aspect and central heating radiator.

## Bedroom Three

2.9m x 3.5m (9.4ft x 11.4ft)

With UPVC double glazed window to the front aspect and central heating radiator.

## Bathroom

2.3m x 1.8m (7.5ft x 5.8ft)

With UPVC window to the rear aspect, paneled bath, low level Wc, pedestal wash hand basin, half tiled walls, tiled floor, radiator.

## Outside

The property is approached over a tarmac driveway leading to the garage. There is a front garden laid to lawn with well stocked borders, enclosed by well kept hedging. Gated access leads to the attractive, mature and very well kept rear garden which is laid to patio and lawn with further well stocked beds and borders, enclosed by fencing.

## Garage

3.2m x 5.1m (10.4ft x 16.8ft)

With up and over door, light and power.

## Services

The property has mains gas, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Ingoldmells lies approximately 3 miles to the north of the popular east coast resort of Skegness and is home to many of the major visitor attractions and has beautiful golden sandy beaches. The property is located in the Anchor Fields development, which is a quieter residential area.

## Direction

From Skegness take the A52 north on Roman Bank. Proceed past Butlins and into Ingoldmells. Go past Tescos and the Church and follow the road past The Countryman pub/restaurant. At the next set of traffic lights turn right onto Anchor Lane. Take the right hand turning into Merrills Way and the house is on the left hand side marked by our for sale board.



## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an offer

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

## Mortgage Advice

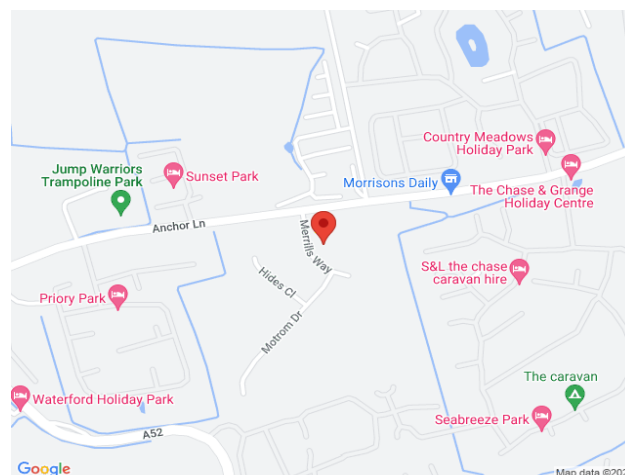
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

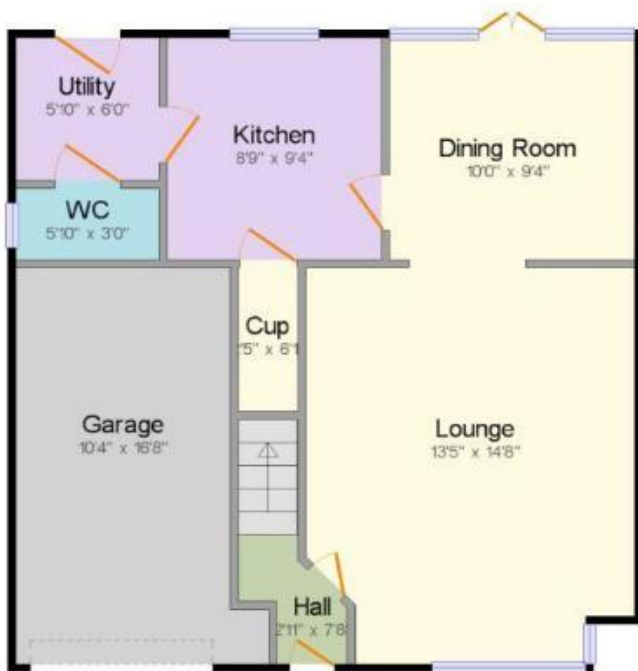
## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor



1st Floor

When it comes to **property**  
it must be

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