

Buy. Sell. Rent. Let.



3 Samuel Close, Ingoldmells, PE25 1PP



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£250,000

When it comes to
property it must be


lovelle



£250,000



Key Features

- 'Tucked Away' Cul-de-Sac Location
- NO ONWARD CHAIN
- Open Fields Views
- Good Size Garden
- Lounge
- Kitchen-Diner
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Pleasant small cul-de-sac location, 'tucked away' with OPEN FIELD VIEWS! The accommodation comprises; spacious hallway, master bedroom with dressing area off and en-suite, second double bedroom, spacious family bathroom, lounge, kitchen-diner, conservatory with gas central heating and UPVC double glazing. With gravelled driveway and integral single garage and pleasant rear gardens with open field views! Ingoldmells is a well served coastal village with mini supermarket, butchers, various other shops, doctors, pubs, cafes, restaurants and take-aways, primary school and regular bus services.

Hall

Entered via front single glazed door, with radiator and doors to;

Bedroom One

3.57m x 3.57m (11'8" x 11'8")

With UPVC window to the rear aspect, radiator, open door way to;

Dressing Area

1.33m x 1.65m (4'5" x 5'5")

Could be used as a dressing area or study area or an ideal space for fitted wardrobes, with door to;

Ensuite

1.65m x 2.10m (5'5" x 6'11")

With UPVC window to the rear aspect, radiator, shower cubicle, pedestal wash hand basin, low level WC, tiled walls and floor.

Bedroom Two

2.96m x 2.59m (9'8" x 8'6")

With UPVC window to the front aspect, radiator.

Bathroom

2.29m x 2.38m (7'6" x 7'10")

With UPVC window to the rear aspect, loft access, radiator, low level WC, pedestal wash hand basin, panelled bath, tiled walls and floor, extractor fan, shaver point.

Lounge

3.57m x 5.98m (11'8" x 19'7")

With two UPVC windows to the front aspect, two radiators.

Kitchen/Diner

3.57m x 3.58m (11'8" x 11'8")

Fitted with base and wall cupboards with worktops over, stainless steel sink, integrated electric oven and hob with extractor over, integrated washing machine, integrated fridge, integrated freezer, integrated dishwasher, Worcester combi central heating boiler, radiator, tiled floor, UPVC window and wooden door to;

Conservatory

3.88m x 2.99m (12'8" x 9'10")

Of UPVC construction, wooden door to rear garden, radiator, tiled floor.

Outside

The front garden is laid to gravel with plants and shrubs with gravelled driveway leading to the garage. There is gated access to the rear where the garden is laid to lawn, patio and gravel with trees and plants, with open field views.

Garage

2.96m x 5.98m (9'8" x 19'7")

With up and over door, door to the rear garden, power and light, loft access.

Services

The property has mains gas, water, sewerage and electricity. Curtains, carpets and light fittings are included in the sale. Furniture is available by separate negotiation. 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

Located in the popular coastal village of Ingoldmells which benefits from good local amenities including regular bus services, doctors, mini supermarket, various other shops, pubs, cafes, restaurants and take-aways and post office and only a few miles from Skegness town.

Directions

Proceed out of Skegness on the A52 north. Go past Butlins and into the village of Ingoldmells. Turn left just before the church onto High Street. Take the first left onto Douglas Avenue and at the bottom turn right into Samuel Close.

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

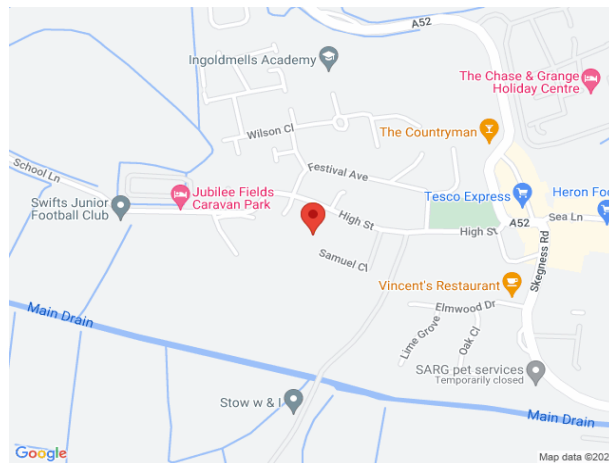
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

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.



Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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