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11 Hides Close, Ingoldmells PE25 1JT



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£300,000

When it comes to
property it must be


lovelle



£300,000



Key Features

- Four Bedrooms
- Lounge-Diner
- Kitchen & Utility Room
- Gas Central Heating

- UPVC Double Glazing
- Driveway
- EPC rating C
- Tenure: Freehold





GREAT CUL-DE-SAC LOCATION! Good size, private, enclosed rear garden! Lovely outlook up the cul-de-sac on a slightly elevated plot! Modern detached bungalow, built in 2009, very well maintained with accommodation comprising; spacious hallway, kitchen and utility room, lounge-diner, master bedroom with en-suite, large second bedroom (former garage which could be converted back if required), double bedroom with fitted wardrobe and fourth single bedroom/study/gym, family bathroom with gas central heating and UPVC double glazing. There is a tarmac driveway for 2/3 cars and large gravelled front garden (providing extra car parking if required) and a neat, low maintenance but good size rear garden which is enclosed and not overlooked!

Hall

Being spacious, entered via composite front door and glass side screen, radiator, coving to ceiling, double doored built in cloaks cupboard, access to roof space, doors to;

Bedroom One

12'6" x 11'8" (3.8m x 3.6m)

With UPVC window to the front elevation with lovely open outlook up the street, radiator, coving to ceiling, T.V point, door to;

En Suite Shower Room

8'8" x 3'0" (2.7m x 0.9m)

With tiled shower enclosure, Low level W.C, wash hand basin, tiled surrounds, radiator, downlighting, opaque UPVC window, extractor fan, shaver point & light.

Bathroom

8'6" x 6'6" (2.6m x 2m)

With bath with hand shower attachment and screen, tiling where appropriate, low level W.C, wash hand basin, opaque UPVC window, shaver light/point, coving to ceiling, downlights, built in airing cupboard.

Bedroom Four/Study

9'7" x 6'10" (2.9m x 2.1m)

Lovely single bedroom or study/gym area as used by the current owner, with UPVC window to the front elevation, radiator, coving to ceiling, T.V point.

Bedroom Three

13'4" x 9'6" (4.1m x 2.9m)

With UPVC window to the front elevation, radiator, coving to ceiling, deep, built in mirrored fronted wardrobe, T.V point.

Lounge/Diner

24'0" x 13'2" (7.3m x 4m)

A lovely room overlooking the sunny rear garden with UPVC window and radiator to the dining area, UPVC French doors and side windows opening to the garden from the lounge area, radiator, door to;

Kitchen

9'11" x 10'0" (3m x 3m)

Attractively fitted with base and wall cupboards, roll edge worksurfaces with modern metro tiled splashbacks, integrated oven and induction hob with integrated extractor above, single bowl sink unit with mixer tap, space for dishwasher, space for fridge freezer, tiled floor, breakfast bar with radiator under, UPVC window overlooking the garden, door to;

Utility Room

9'11" x 7'7" (3m x 2.3m)

Tiles to match the kitchen, work surfaces with upstands, space for washing machine, tiled floor, radiator, UPVC window overlooking and UPVC stable style door to the garden, door to;

Bedroom Two

17'1" x 9'4" (5.2m x 2.8m)

With UPVC window to the front elevation, electric fuses, radiator, T.V point, built in cupboard housing the central heating boiler.

Outside

A tarmac drive leads in providing parking for 2 or 3 cars. The frontage has a hedge and gravelled area. A gated path leads to the rear garden which includes ample granite chipped sitting areas, lawn, cold water tap, exterior lighting and double and single power points.

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

Located in a small modern development on the edge of the village in a pleasant cul-de-sac. Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office. The wonderful sandy beach is also just over half a mile from the property!

Directions

From Skegness take the A52 north going past Butlins and into Ingoldmells. Continue through the village past the Church and at the traffic lights turn right onto Anchor Lane. Turn right into Merrills Way and then right into Motrom Drive then right into Hides 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.



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