

Willow Lodge, Skegness Road, Ingoldmells.

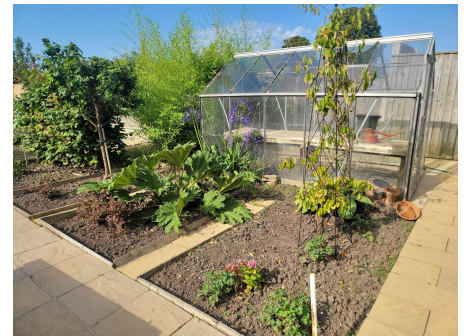
£390,000



 **3**

 **2**

 **3**



- Detached House
- 3 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Very Large Rooms
- Workshop/Games Room

- Double Garage
- Large Driveway
- Extensive Mature Gardens
- Gas Central Heating
- Tax Band F



Be sure to check out the 360 degree virtual tour of this spacious 3 bedroom detached house and all its features in the heart of Ingoldmells, brought to you by Oxford Family Estates. This unassuming gem, with open fields views backing on to the watercourse comprises of a double garage with remote doors, a large kitchen with island, a large dining room with double doors flowing into a nearly 30 foot lounge. Double doors out to the patio with a workshop/games room with power & water and a toilet. The en-suite master and 2nd bedroom both have walk-in wardrobes and the 3rd bedroom leads through to a large storage room above the garage. The beautiful garden has several sections including a secluded private rear lawn, vegetable plots, multiple greenhouses and an orchard heading down to the watercourse with a platform. The property also benefits from fully-owned fitted solar panels, reducing energy bills and receiving a feed in tariff.

Entrance hallway

Enter through the Upvc double glazed door at the front of the property into to the wide entrance hallway. Upvc double glazed window to the rear elevation

Kitchen 5.51m x 5.02m max (18' x 16'5")

Fitted with a range of wall and base units, as well as an island with breakfast bar. Space and plumbing for washing machine, dishwasher and tumble dryer. Space for under counter fridge & freezers or option/space for a tower unit. Belling double cooker, grill and 7 burner gas hob.



Dining room 5.60max x 5.36m max (18'4 x 17'7")

L-shaped dining room with radiator under Upvc double glazed window to the front elevation. Wooden double doors lead through to the lounge. Bright room with additional wall lights fitted.

Lounge 9.08m x 4.97m (29'9" x 16'3")

Large lounge "big enough to swing a tiger let alone a cat". Upvc double glazed window to rear and double sliding doors out to the patio. Gas fireplace with wooden surround. Ceiling lights and fan fitted.

Master Bedroom 9.10m max x x4.97m max (29'10" max x 16'3" max)

L-shaped main room surrounds the en-suite and walk in wardrobe (3.20m x 1.81m), opening up to a huge double bedroom with dual aspect views over the gardens and fields to the rear. Multiple radiators fitted under the Upvc double glazed windows.

En-suite 3.20m x 1.85m (10'5" x 6')

Tiled shower enclosure with thermostatic shower. Pedestal sink and low level toilet. Obscured Upvc double glazed window to the side elevation.

Bedroom 2 5.36m x 4.14m (17'7" x 13'6")

Large double bedroom with radiator under Upvc double glazed window to the front elevation. With walk in wardrobe and plenty of space for additional furniture.



Bedroom 3 3.80m max x 3.16m max (12'5" max x 10'4" max)

L shaped bedroom with radiator and Upvc double glazed window to the front elevation. Doorway into additional room above the garage.

Storage/Loft room 8.54m x 2.90m (28' x 9'6")

Loft space above the garage has been converted into a handy storage room with access off the 3rd bedroom.

Bathroom 2.32m x 1.87m (7'7" x 6'1")

Fitted with bath and pedestal sink, with low level toilet and carpet floors. Obscured Upvc double glazed window to the rear elevation.

Workshop/ games room & WC 8.87m x 4.85m (29'1" x 15'10")

Of timber construction, this "man-cave/office/workshop" is complete with Riley Pool table, central heating, water and electrics. There is a 3.5m woodworking table & storage and plenty of shelves and cabinets.

Garage 5.78m x 5.54m (18'11" x 18'2")

Internal access to the garage off the 2nd hallway from the kitchen. The double garage has two separate remote control up and over doors. Upvc double glazed window to rear. Housing Worcester highflow combi gas boiler, serviced annually and solar photovoltaic system.



Outside

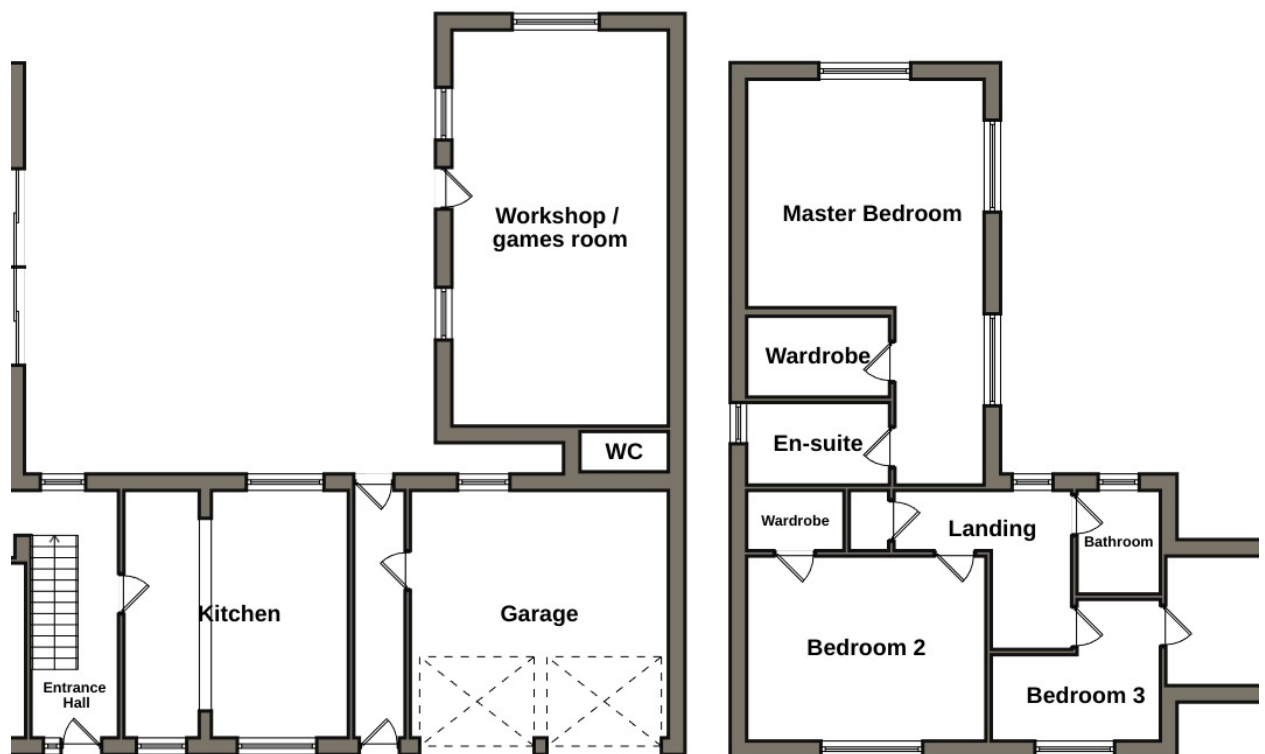
The in/out front drive surrounds a raised bed in front of the double garage, with plenty of space for parking for multiple vehicles. There is gated access down the side of the property to the rear garden. The rear garden is a horticulturalists paradise, with a lovely sociable patio space, surrounded by raised beds and a pond. There is a secluded lawn to the rear of the lounge, with pathways leading through the various vegetable plots, raised decking and greenhouses. The rear of the garden then steps down to an orchard area next to the watercourse and the variation and vibrancy of the garden is plain to see. The garden has a fig tree, sweet chestnut tree, cobnut tree, plum trees, cherry tree, pear trees, bramley apple tree, Rhubarb, raspberry canes and strawberries, grape vines amongst others. The open field views are often accompanied with sights of swans on the watercourse.



Ingoldmells

Ingoldmells is a coastal village in an area that is very popular with the tourists. It has various parts to the village with the large grade 1 listed St Peter & St Pauls church at the centre with many local shops including a Tesco express, chemist, cafes, restaurants, pubs, village hall and a primary school.

Heading down towards the sea front in Ingoldmells is the very well known Fantasy Island with its local market and further shopping outlets.



oorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

