



20 Elizabeth Crescent,
Ingoldmells, PE25 1NQ



£185,500

- NO CHAIN
- LOVELY CUL-DE-SAC POSITION
- POPULAR COASTAL VILLAGE
- ON A BUS ROUTE
- LOUNGE, DINING KITCHEN
- GAS CENTRAL HEATING
- LOWER MAINTENANCE GARDENS
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND B



NO CHAIN. LOVELY CUL-DE-SAC POSITION IN A POPULAR COASTAL VILLAGE JUST OFF THE A52 BUS ROUTE. A 2 Bedroom Detached Bungalow with Lounge, Dining Kitchen and Shower Room, gas central heating and pvc double glazing. Front and rear lower maintenance gardens and drive providing ample parking. EPC Rating D

ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:

HALLWAY

With wood effect floor, radiator, 2 built in storage cupboards.

LOUNGE 5.25m x 3.6m (17'2" x 11'10")

With pvc window to the front elevation, radiator, gas fire in a decorative surround.

KITCHEN 3.09m x 2.79m (10'1" x 9'2")

With a range of base and wall units, worksurfaces with tiled splashbacks, inset oven with gas hob and cooker hood above, plumbing for washing machine, space for dryer, wall mounted Viessmann gas central heating boiler, wood effect laminate floor, pvc window to the front elevation.



BEDROOM 1 4.59m x 2.71m (15'1" x 8'11")
With pvc window to the rear elevation, radiator.

BEDROOM 2 3.93m x 2.61m (12'11" x 8'7")
With pvc window and door to the rear garden, radiator.

SHOWER ROOM 2.03m x 1.82m (6'8" x 6'0")
With large shower tray with glazed screen, pedestal hand basin, W.C, part tiled walls, radiator, pvc window.

OUTSIDE

To the front is a gravelled garden and a concrete driveway. Wrought iron vehicle gates open onto a further block paved drive.

The rear garden is also block paved for lower maintenance with a garden Shed and Greenhouse.

TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2023/24 - £1596.84

Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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