



High Winds, High Street,  
Ingoldmells, Skegness, PE25 1PT



5



3



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Freehold

£425,000



## Key Features

- NO ONWARD CHAIN
- SPACIOUS FAMILY HOUSE
- 5 BEDROOMS, 2 EN-SUITES
- LARGE 33' CONSERVATORY
- LOUNGE, DINING ROOM & 2 UTILITIES
- DOUBLE GARAGE
- EPC RATING D





**NO ONWARD CHAIN.** A spacious detached family house with 5 double bedrooms (2 en-suites), large 33ft conservatory and Integral Garage in this coastal village location. The accommodation includes Open Reception Hall, 20ft Lounge, 15ft Dining Room, large rear Conservatory, fitted Kitchen and 2 Utility Rooms. To the first floor is a Master Bedroom with En-Suite, 2 Bedrooms with a Jack and Jill En-Suite and a family Bathroom. With gas central heating and pvc double glazing, block paved frontage and lawned rear garden with 4 Kennels. Viewing advised. EPC rating D

### ACCOMMODATION

Entrance is on the front elevation via a pvc door with side screens opening to the:-

### ENTRANCE HALL

With stairs leading off to the first floor with cupboard below, radiator, wood effect flooring.

### LOUNGE

4.41m x 6.08m (14'6" x 19'11")  
With a pvc bow window to the front elevation with deep cill, wall mounted electric fire, 2 radiators, wood effect flooring, double doors to the:-

### DINING ROOM

2.94m x 5.04m (9'7" x 16'6")  
With wood effect flooring, radiator, pvc french doors to the:-

### CONSERVATORY

4.69m x 10.22m (15'5" x 33'6")  
maximum being shaped. Of pvc construction on a brick base, pvc polycarbonate roof, ceiling fan light, radiator, wood effect flooring, 2 sets of pvc french doors opening out onto the rear garden.

### KITCHEN

3.61m x 4.71m (11'10" x 15'6")

With a range of kitchen cabinets comprising base units with worksurfaces over and tiled splashbacks, wall units, breakfast bar seating area, glazed display cabinets, inset sink unit with mixer tap over, tiled recess with range cooker, pvc window overlooking the Conservatory.

### UTILITY ROOM

2.26m x 3.99m (7'5" x 13'1")

With base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, pvc window and pvc door to the Conservatory.

### W.C

With W.C, wall mounted vanity basin, radiator, opaque pvc window to the rear elevation.

### BOILER ROOM

Housing the Valliant gas central heating boiler.

### "DOGGY" UTILITY

1.74m x 2.74m (5'8" x 9'0")

With pvc window to the rear elevation.

### 1ST FLOOR LANDING

With a galleried landing, pvc window to the front elevation, radiator, access to roof space.

### BEDROOM 1

5.64m x 6.07m (18'6" x 19'11")

With 2 pvc windows to the front elevation, pvc window to the rear elevation, 2 sets of built in wardrobes. Door to:-





## EN-SUITE BATHROOM

1.65m x 1.84m (5'5" x 6'0")

With panelled bath with screen over, mixer tap and hand shower attachment, pedestal hand basin, part tiled walls, W.C, radiator, opaque pvc window to the rear elevation.

## BEDROOM 2

3.12m x 3.55m (10'2" x 11'7")

With pvc window to the front elevation, radiator, built in wardrobe, door to En-Suite

## BEDROOM 3

3.48m x 3.92m (11'5" x 12'11")

With pvc window to the rear elevation, radiator, built in wardrobe, door to En-suite

## JACK & JILL EN-SUITE SHOWER ROOM

1.44m x 2.85m (4'8" x 9'5")

With a corner shower enclosure, built in vanity unit with hand basin and W.C with concealed cistern, , part tiled walls, tiled floor, heated towel radiator, high level pvc window to the side elevation.

## BEDROOM 4

2.47m x 3.35m (8'1" x 11'0")

With pvc window to the front elevation, built in wardrobes, radiator.

## BEDROOM 5

2.47m x 3.95m (8'1" x 13'0")

With pvc window to the rear elevation, radiator.

## FAMILY BATHROOM

2.2m x 3.41m (7'2" x 11'2")

With a corner bath with mixer tap over, corner shower enclosure, a range of built in furniture with inset hand basin and W.C with concealed cistern, tiled walls and floor, radiator, pvc window to the rear elevation.



## OUTSIDE

The front garden is bordered with a decorative wall to the front with wrought iron vehicle gate and matching hand gate onto the front garden which is block paved for lower maintenance and additional parking leading to the:-

## DOUBLE GARAGE

3.34m x 5.46m (11'0" x 17'11")

With remote controlled vehicle door, light and power, opaque pvc double glazed window to the rear elevation.

A block paved path leads down the side of the house leading to the rear garden which is mainly lawned with block paved patio seating and paths. To the side is a further fenced paved area, garden shed.

## FOUR KENNELS

Of timber construction with light, power and heating.

## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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

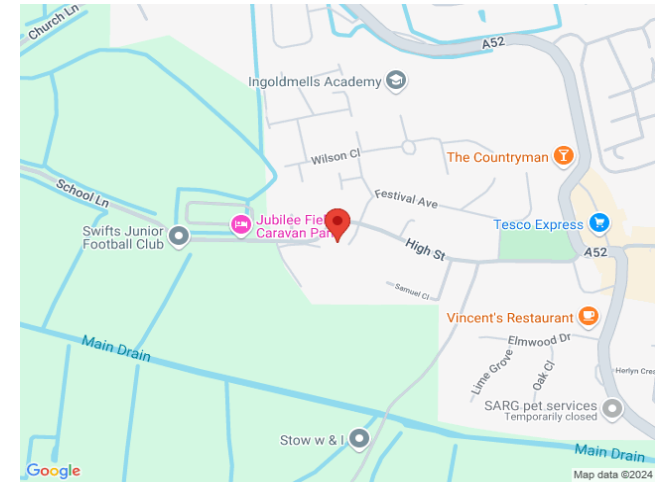
## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band E - 2024/25 - £2,626.95





# Floorplan



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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