



Church View, 2 Hares Close,
Ingoldmells, PE25 1JX



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Freehold

£189,950

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Key Features

- BEAUTIFULLY PRESENTED
- COASTAL VILLAGE LOCATION
- MASTER EN-SUITE BEDROOM
- LARGE LOUNGE DINER
- CONSERVATORY
- CORNER PLOT
- EPC RATING C





A beautifully presented and modern end of terrace house situated in this popular coastal village location. The accommodation comprises Entrance Hall, W.C, Kitchen, large Lounge Diner and Conservatory. To the first floor is a Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a family Bathroom. Occupying a pleasant corner plot with lawned gardens to the front and side, driveway, Garage and low maintenance garden to the rear. Viewing is essential to appreciate this lovely family home. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a composite door with Porch Canopy over to the:-

ENTRANCE HALL

With radiator, stairs to first floor.

W.C

With W.C, pedestal hand basin, radiator, extractor fan.

KITCHEN

3.13m x 2.43m (10'4" x 8'0")
 Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/4 bowl stainless steel sink unit with mixer tap over, built in pyrolytic cleaning oven with 4 ring gas hob and extractor hood above, plumbing for washing machine or dishwasher, concealed wall mounted Worcester gas central heating boiler, pvc window to the front elevation. downlights to ceiling.

LOUNGE DINER

3.91m x 5.15m (12'10" x 16'11") extending to 6.79m x 3.01m (22'3" x 9'10")

With 2 radiators, pvc window overlooking and pvc french doors opening to the:-

CONSERVATORY

2.91m x 5.15m (9'6" x 16'11")

On a low brick wall with opaque polycarbonate roof, pvc windows and pvc french doors to the rear garden.

FIRST FLOOR LANDING

With access to roof space, radiator.

BEDROOM 1

2.85m x 3.86m (9'5" x 12'8")

With pvc window to the rear elevation, radiator, Dressing Area with built in wardrobe and door to:-

EN-SUITE SHOWER ROOM

With shower enclosure with Mira shower, W.C, pedestal hand basin, radiator, heated towel radiator.

BEDROOM 2

2.84m x 4.3m (9'4" x 14'1")

With pvc window to the front elevation, radiator, full height mirror fronted built in wardrobes.

BEDROOM 3

2.92m x 3.87m (9'7" x 12'8")

With pvc dormer window to the front elevation, skylight window, radiator, built in airing cupboard, door to Bathroom.





JACK & JILL BATHROOM

1.86m x 2.6m (6'1" x 8'6")

With bath with shower attachment and screen over, pedestal hand basin, W.C, radiator, extractor fan.

OUTSIDE

The property occupies a pleasant corner plot with lawned gardens to the front and side with inset trees and paved paths leading round.

A Driveway to the front of the property provides off road parking and access to the:-

INTEGRAL GARAGE

2.78m x 5.29m (9'1" x 17'5")

With up and over vehicle door, light and power.

A gate to the side of the house opens onto the rear garden which is enclosed by a wall and timber fencing and paved for lower maintenance, timber garden shed.



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.

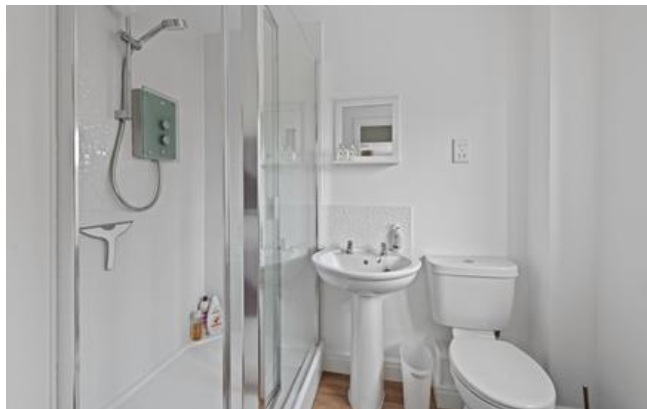
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2024/25 - £1,671.69

AGENTS NOTES

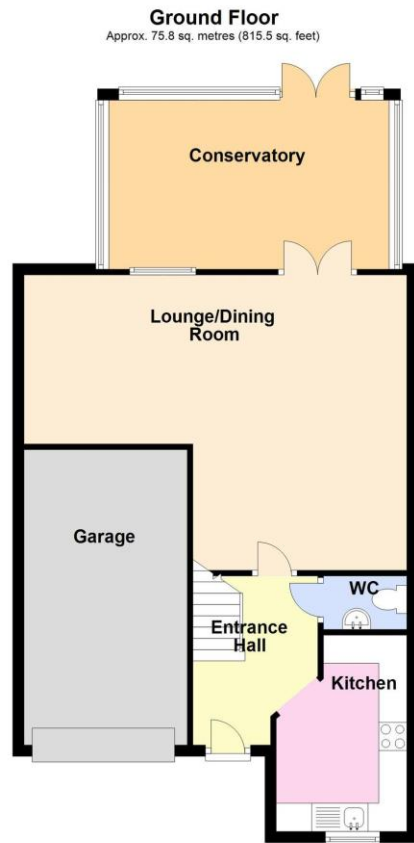
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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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