



**The Woodlands Lodge Park Walls Lane, Ingoldmells
Skegness PE25 1JH**

welcome to

The Woodlands Lodge Park Walls Lane, Ingoldmells Skegness

NOT TO BE MISSED

William H Brown are proud to present an immaculately presented BRAND NEW Lodge Located on a Brand New Site in Ingoldmells. The Lodge has 2 good sized Bedrooms as well as open plan Kitchen/Living/Dining as well as a parking space and externally having decking to the property.

Entrance

Entrance door is accessed via the decking area which has the front entrance door leading into the open plan Kitchen/ Living/ Dining.

Kitchen/ Living/ Dining

19' 6" x 13' 6" (5.94m x 4.11m)

Comprising of a modern fitted kitchen with wall, base and drawer units with complimentary worktop space over, there is integrated gas hob, oven, microwave, grill, fridge/freezer, washing machine, dish washer & extractor fan.

There are two radiators and windows to both side elevations and sliding doors to the front of the property which lead out to the decking area.

Inner Hallway

Has a radiator, cupboard housing the boiler and doors into the following rooms:

Bedroom 1

12' 4" x 9' 8" (3.76m x 2.95m)

This room has a double bed with fixed headboard, bed side tables, dressing table, built in wardrobes, sockets with USB ports, window and a radiator. A door leads into:

En-Suite

Comprising of a walk in shower, sink with vanity unit below, WC, window, wall mounted storage cupboard & towel radiator.

Bedroom 2

11' 2" max x 7' 5" (3.40m max x 2.26m)

Twin Bedroom with built in wardrobe, dressing table with mirror, sockets with USB ports, window and radiator.

Shower Room

Has a walk in shower, sink with vanity unit below, WC, wall mounted cupboard, skylight window & towel radiator.





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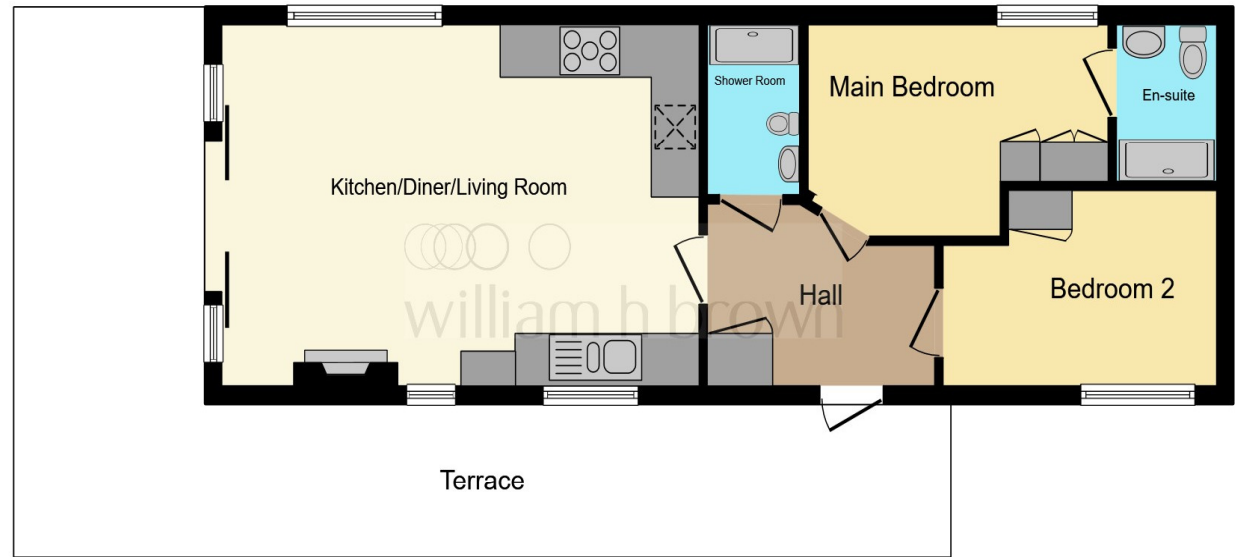
- BRAND NEW LODGE ON NEW SITE
- IMMACULATEDLY PRESENTED
- SHORT DISTANCE FROM LOCAL AMENITIES
- MUST BE VIEWED
- LOCATED IN THE COASTAL VILLAGE OF INGOLDMELLS

Tenure: Leasehold EPC Rating: Exempt

£80,000

directions to this property:

See Multi-Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:
SKG108478 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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