



**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.

### **Entrance**

Front entrance door is accessed via steps to the side decking area and leads into:

### **Kitchen/ Lounge/ Dining**

18' 9" x 18' 6" ( 5.71m x 5.64m )

Comprising of a modern fitted kitchen with wall, base and drawer units with complimentary worktop space over, sink, integrated oven, hob, extractor, gas hob, under counter fridge & freezer & washing machine. There are two radiators, storage cupboard near the entrance door with integrated bench, there are windows to 3 elevations and French doors leading to the decking area.

### **Inner Hallway**

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

### **Bedroom 1**

12' 5" x 9' 1" ( 3.78m x 2.77m )

Double bedroom with fitted drawers, dressing table and a door into the dressing room. There is also a window, radiator and another door into the En-Suite:

### **Dressing Room**

7' 4" x 4' 5" ( 2.24m x 1.35m )

Has a radiator, fuse box and fitted with shelving and hanging rails.

### **En-Suite**

Comprising of a walk in shower, WC, sink, radiator and an opaque window.

### **Bedroom 2**

11' 5" x 9' 2" Min ( 3.48m x 2.79m Min )

Twin bedroom with fitted wardrobe and drawers, radiator and window.

### **Bathroom**

Has bath with shower over, sink, wc & window





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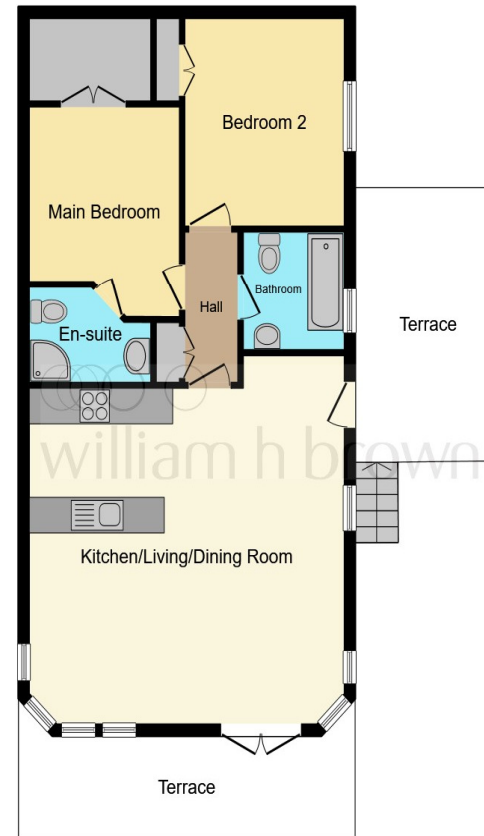
- BRAND NEW LODGE ON BRAND NEW SITE
- IMMACULATELY PRESENTED
- SHORT DISTANCE FROM LOCAL AMENITIES
- MUST BE VIEWED
- LOCATED IN THE COASTAL VILLAGE OF INGOLDMELLS

Tenure: Leasehold EPC Rating: Exempt

# £120,000

### 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:  
SKG108480 - 0006

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.

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