





Poppy Fields Ingoldmells Road, Burgh Le Marsh SKEGNESS PE24 5HD



## welcome to

## Poppy Fields Ingoldmells Road, Burgh Le Marsh SKEGNESS

\*\*\*MUST VIEW PROPERTY\*\*\*

Offering four great sized bedrooms including master with en-suite, spacious lounge, snug, open plan kitchen/dining area, utility, downstairs Wc, family bathroom, detached garage/workshop, large front driveway & low maintenance landscaped front & rear gardens.

CVIT NOW!

#### **Entrance Hall**

Built-in under stairs cupboard housing the under floor heating controls, roof window, stairs leading to the galleried landing and doors to lounge, kitchen, utility and wc.

## Lounge

16' 9" x 16' 6" ( 5.11m x 5.03m )

Window to front elevation. A feature recessed log burner with brick surround and points for a wall mounted TV.

## **Sitting Room**

16' 6" x 14' (5.03m x 4.27m)

Double glazed double doors opening to the rear garden and two further double glazed windows to the rear elevation. A feature wall with recess for a wall mounted TV. Recessed flame effect fireplace with fitted display shelving and led lighting surround.

## **Open Plan Kitchen/dining**

23' max x 23' 2" ( 7.01m max x 7.06m )

Four double glazed windows to the front and bi fold doors to the rear, fully opening to the seating area allowing for a super dual aspect to the room. Integrated kitchen having a range of high gloss wall and base units with quartz work surfaces over. Integrated fridge, freezer, double oven, double microwaves, kitchen island with matching quartz work surface and matching cabinets under, along with an inset electric hob and extractor.

## **Utility Room**

7' 1" x 6' 10" ( 2.16m x 2.08m )

Double glazed door to rear garden. Wall and base units with fitted quartz work surfaces over. Space and plumbing for washing machine and dryer. Built in airing cupboard which houses the hot water

cylinder. Wall mounted gas central heating boiler.

## **Galleried Landing**

With two velux style windows to the front and rear, feature radiator, loft access. This area could also be used as an office space.

#### **Master Bedroom**

23' 2" max x 14' 11" max ( 7.06m max x 4.55m max ) Two feature double glazed gable windows to the front, radiator, Door leading to en-suite.

#### **En Suite**

Double glazed gabled window to the rear. Bath with mixer tap and a shower attachment, vanity unit with inset wash basin, wc, tiled walls and heated towel rail.

#### **Bedroom Two**

16' 7" x 13' 7" ( 5.05m x 4.14m ) Double glazed double doors opening onto a Juliet balcony.

## **Bedroom Three**

16' 7" max x 13' 9" ( 5.05m max x 4.19m ) Double glazed full height triangle window to the front and radiator.

## **Bedroom Four**

12' 2"  $\max x$  11' 9"  $\max (3.71m \max x)$  3.58m  $\max )$  Double glazed gabled window to the rear and radiator.

## **Family Bathroom**

Double glazed, bath, vanity unit with inset wash basin, shower cubicle, low flush wc, tiled walls and heated towel rail.

#### External









Generous off road parking area to the front and side, lawned area and block paving providing pathways to the front and side of the property. The rear garden which has double gated access has a generous raised patio seating area and block paved pathways which lead to the Summerhouse. There are further lawned and decked areas with raised planted beds. The gardens offer extensive countryside views beyond. The gardens are fully fenced. External up and down lighting and an external water supply.

## **Detached Garage**

17' 10" x 17' 1" (5.44m x 5.21m) With electric roller door, power and light. Fitted cupboards and worktop. Double glazed door to the rear garden.

## **Summer House/garden Room**

12' 10" x 14' 6" max (3.91m x 4.42m max)
With double glazed double doors to the front, light and power connections - an ideal area to use as a Home Gym, Office, Studio etc.





## welcome to

# Poppy Fields Ingoldmells Road, Burgh Le Marsh SKEGNESS

- DETACHED HOME
- FOUR BEDROOMS
- MASTER WITH EN-SUITE
- OPEN PLAN KITCHEN/DINING
- GARAGE/WORKSHOP

Tenure: Freehold EPC Rating: B

£550,000



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.

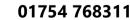
## view this property online williamhbrown.co.uk/Property/SKG108715



Property Ref: SKG108715 - 0003 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.









Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk

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.