



Willsons

'Clovelly', Sea Lane, Ingoldmells, Skegness

£215,000



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Willsons

SINCE 1842

'Clovelly', Sea Lane,
, Ingoldmells, Skegness,
Lincolnshire, PE25 1NU

"AGENT'S COMMENTS"

A detached 3 bedroom bungalow with garage and large rear garden situated in this coastal village location approximately 4 miles north of the popular coastal resort of Skegness having accommodation comprising: kitchen, lounge, 3 bedrooms and bathroom. Upvc double glazing, gas fired central heating (new boiler 2024), garage and parking for 3 vehicles. NO ONWARD CHAIN.

LOCATION

Ingoldmells home to the first Butlins Holiday Camp is a coastal village with sandy beaches in East Lincolnshire. It has a Primary school, doctor's surgery and other amenities including variety of shops, eateries and takeaways along with Fantasy Island amusement park. There are regular bus services to the coastal town of Skegness approx. 4 miles to the south. Skegness has a railway station, secondary schools both grammar & comprehensive, range of shops, supermarkets, a hospital & dentists. The neighbouring coastal village of Chapel St Leonards is approx. 3 miles to the north.



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Accommodation

Upvc double glazed entrance door opening into:

Kitchen

14'4" x 8'10" (4.37m x 2.69m)

Equipped with a range of white high gloss wall and base units including glazed display units, worksurfaces with tiled splash-backs, stylish black sink with chrome mixer tap, integrated Beko induction ceramic hob with extractor hood over and built-in Beko twin oven below, space and plumbing for washing machine, wall mounted Veissmann gas fired central heating boiler (installed in July 2024), tiled floor, Upvc double glazed windows to side and rear, radiator, extractor fan.

Bedroom 1

13'5" x 10' (4.09m x 3.05m)

Upvc double glazed sliding doors opening to the rear garden, radiator, TV point, 2 wall light points.

Inner Hall

With tiled floor, doors to:

Bedroom 2

10' x 9'4" (3.05m x 2.84m)

Upvc double glazed window to side, radiator.

Bathroom

5'10" x 5'6" (1.78m x 1.68m)

Equipped with panelled bath with direct shower over, wc and wash hand basin, Upvc double glazed window to side, tiled floor, mermaid style boarding to walls, extractor fan, loft hatch.

Lounge

13'6" x 9'3" max (4.11m x 2.82m max)

Having aluminium framed double glazed sliding doors to front, Upvc double glazed window to side, radiator, TV point and media sockets, door to:

Bedroom 3

9'5" x 9'5" (2.87m x 2.87m)

Having dual aspect Upvc double glazed windows, radiator.

Exterior

Having screen hedge to Sea Lane with concrete and paved driveway leading to the side of the bungalow, front lawned garden, metal gates open onto the side driveway and the rear set concrete sectional garage with up and over door. The larger rear garden is laid to lawn with concrete paved paths and patio area.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property. Gas fired central heating to radiators (new boiler installed 2024). The main roof of the bungalow was retiled in 2022.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 65D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0549-2893-6282-2600-4485.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

What3words

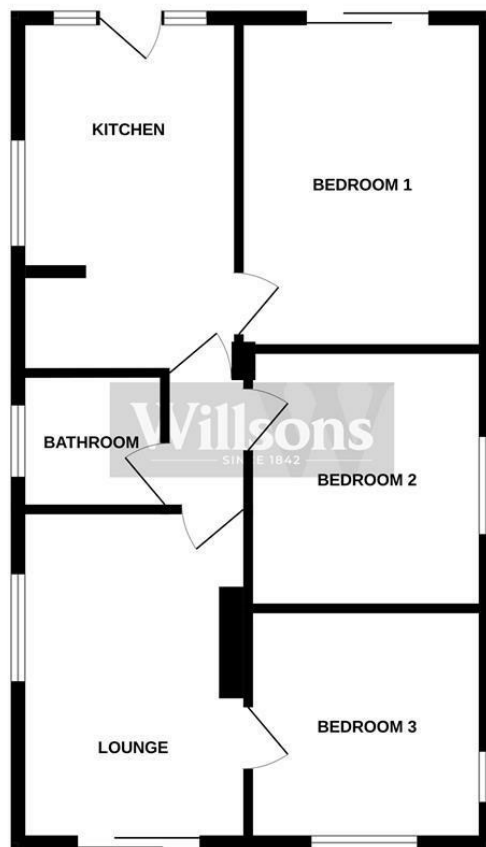
Haggle.prosper.willing

Directions

Proceed north out of Skegness on the A52 coast road towards Mablethorpe turning right just before Ingoldmells village centre onto Herdman Way and left at the roundabout onto Sea Lane whereupon the property will be found on the left hand side.



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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