



18 Motrom Drive, Ingoldmells, Skegness, PE25 1JQ

MODERN & SPACIOUS 3 BEDROOM ENSUITE SEMI DETACHED FAMILY HOUSE IN A COASTAL VILLAGE LOCATION WITH ALL AMENITIES | WITH RECEPTION HALL, KITCHEN, LARGE 22' LOUNGE/DINING ROOM, LARGE 16' DINING CONSERVATORY | MASTER BEDROOM WITH DRESSING AREA & EN-SUITE SHOWER ROOM, FURTHER 'JACK & JILL' BATHROOM | GAS CENTRAL HEATING, NEAT GARDEN, TARMAC DRIVE & INTEGRAL GARAGE | WELL WORTH VIEWING | EPC RATING C

Asking Price: £186,000

HUNTERS®

HERE TO GET *you* THERE

turner evans stevens

A modern and spacious 3 Bedroom En-suite semi detached family house in a coastal village location with all amenities. With Reception Hall, Kitchen, large 22' Lounge/Dining Room, large 16' Dining Conservatory, master Bedroom with Dressing area and En-suite Shower Room, further 'Jack & Jill' Bathroom, gas central heating, neat garden, tarmac drive and integral Garage. Well Worth Viewing. EPC Rating C

LOCATION

Ingoldmells lies approximately 3 miles to the north of the popular east coast resort of Skegness and has many of the major attractions of beautiful golden sandy beaches, Fantasy Island and Butlins Funcoast World within easy reach. The Anchor Fields development is a quieter residential area but the village centre and school are also convenient. From our office on Roman Bank proceed northwards through the village centre and turn right into Anchor Lane, Anchor Fields lies on the right hand side.

ACCOMMODATION

PORCH CANOPY

RECEPTION HALL

With metal double glazed door, electric fuses, telephone point, stairs off, radiator.



WC

With toilet, hand basin, radiator, extractor.

KITCHEN

3.10m (10' 2") x 2.39m (7' 10") maximum being shaped

With pvc window to the front elevation, 1 1/4 bowl stainless steel sink unit, space for washer, built under oven, 4 ring gas hob and stainless steel chimney style chimney hood above, concealed gas central heating boiler, space for fridge freezer, radiator, downlights, TV point.



LOUNGE/DINER

5.13m (16' 10") x 6.78m (22' 3") being 'L' shaped
With radiator, TV point, telephone point, pvc window and pvc double doors to the:-



DINING CONSERVATORY

4.93m (16' 2") x 2.44m (8' 0")11!

With radiator, low brick wall with pvc framed polycarbonate roof, pvc framed window and pvc double doors to the garden, power points, wall lights.



LANDING

With radiator, access to roof space.

BEDROOM 2

4.88m (16' 0") x 2.82m (9' 3")

With pvc window to the front elevation, radiator.



BEDROOM 1

3.84m (12' 7") x 2.84m (9' 4")

With pvc window to the rear elevation, radiator.



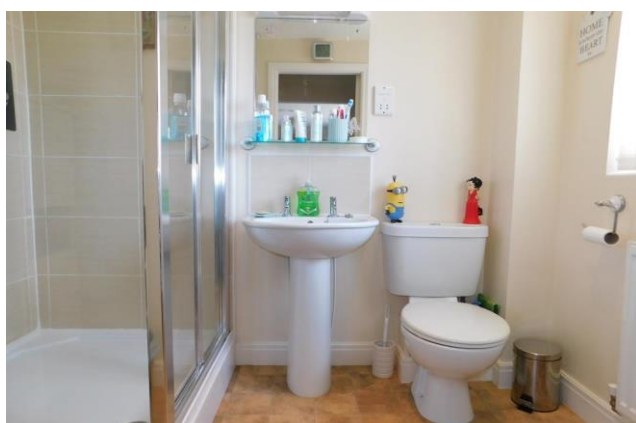
DRESSING AREA

2.29m (7' 6") x 1.17m (3' 10")

EN-SUITE SHOWER ROOM

2.26m (7' 5") x 1.52m (5' 0")

With opaque pvc window, WC, hand basin, tiled shower enclosure with Triton shower, radiator, shaver light, down lights.



JACK & JILL BATHROOM

1.85m (6' 1") x 2.59m (8' 6")

Also with door connecting to the front bedroom, bath with hand shower attachment, WC, hand basin, shaver point, radiator, extractor, down lights.



BEDROOM 3

3.84m (12' 7") x 2.87m (9' 5") maximum being shaped

With pvc dormer window to the front elevation, radiator, double glazed skylight window, built in airing cupboard over the stairs with heater.

OUTSIDE

To the front is a lawned garden with garden border, cold water tap a tarmac drive leads to the:-

GARAGE

5.16m (16' 11") x 2.67m (8' 9")

With up and over vehicle door, light and power.

To the side is a gated path to the rear garden which gets the sun in the afternoon and includes a large paved sitting area, lawn with garden border, Shed, exterior lighting and power points.



TENURE

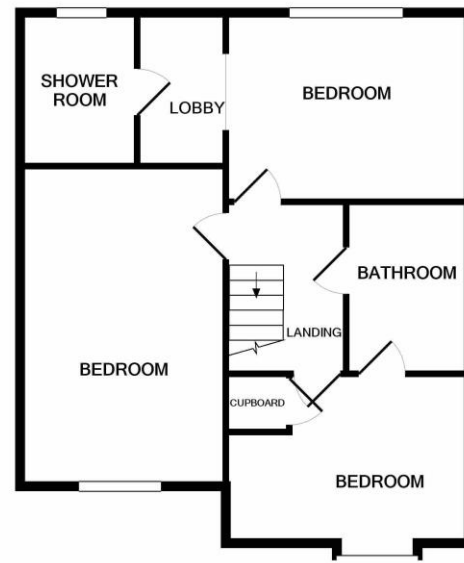
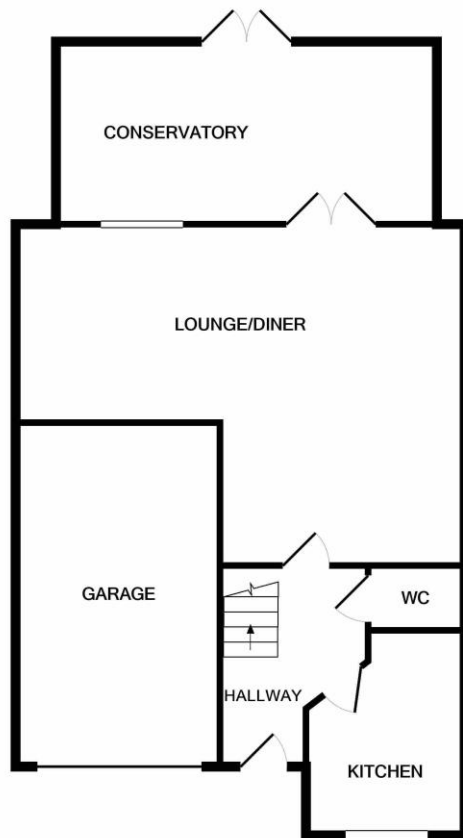
We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

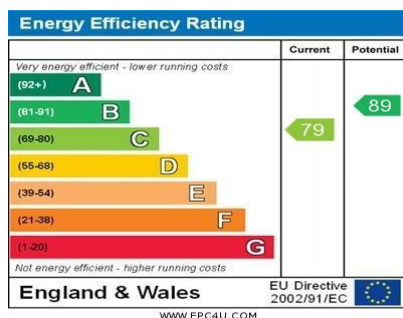
VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.