

NEWTON FALLOWELL

Beechwood House High Street, Ingoldmells - PE25 1PT

£495,000

Beechwood House, High Street,

Ingoldmells, Skegness

A beautifully presented modern 5 Bedroom Detached House which has been refurbished by the current owner and situated in an edge of coastal village location with large gardens, block paved drive and connecting integral double Garage. The accommodation comprises Entrance Porch, spacious Reception Hall leading to a Galleried Landing, 21' Lounge with log burning Stove, newly fitted Kitchen Diner, Conservatory, Utility and W.C. To the first floor are 5 Bedrooms, 3 of which have En-Suites, a large galleried landing and Family Bathroom. The property benefits from gas central heating, pvc double glazing and an EV charger. Improvements include new windows and doors, upgraded electrics and plumbing, air-conditioning units to bedrooms, new kitchen, new floor coverings and decoration. Viewing is essential to appreciate the space and presentation of this excellent family home. EPC Rating C

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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ACCOMMODATION
Entrance is on the front elevation via an:-

OPEN PORCH
with pvc double glazed door and side screens to the:-

ENTRANCE HALL
With radiator, sweeping stairs to first floor Galleried Landing, telephone point, understairs store, coving to ceiling, oak doors leading off.

LOUNGE
21' 11" x 21' 5" (6.68m x 6.53m)
maximum being shaped. With large pvc double glazed walk in square bay window, downlights to ceiling, feature fireplace with inset log burning stove and wooden mantle, 3 radiators, built in media unit with cupboards below and display shelving, glazed double doors into:-

KITCHEN DINER
21' 5" x 14' 7" (6.53m x 4.44m)
Beautifully re-fitted with a range of modern shaker style cabinets with wood block worksurfaces and integrated dishwasher, upstands, inset 1 1/2 bowl ceramic sink unit with hot tap over, space for a range cooker, a bank of larder units to one wall with housing for a large american style refridgerator, downlights to ceiling, central island unit with cupboards and pan drawers below and seating for 2, radiator, space for a dining table, pvc window to the rear elevation and pvc sliding patio door to the Conservatory.

UTILITY ROOM
11' 3" x 7' 2" (3.43m x 2.18m)
Fitted to match the Kitchen with base and wall units, wood block worksurface with upstand, inset ceramic sink unit, double larder cupboard, pvc window and pvc door to the rear elevation, door to Garage.

W.C
5' 2" x 3' 10" (1.57m x 1.17m)
With W.C, hand basin, radiator, extractor fan.

CONSERVATORY
16' 10" x 11' 6" (5.13m x 3.51m)
Being of pvc double glazed construction with pitched polycarbonate roof and on a brick base, pvc double glazed door opening onto the rear garden, ceiling fan, radiator.

1ST FLOOR GALLERIED LANDING
With pvc window to the front elevation, coving to ceiling, access to roof space, cloaks cupboard, radiator, built in airing cupboard with integral radiator.

BEDROOM 1
19' 8" x 17' 5" (5.99m x 5.31m)
maximum being shaped. With pvc window to the front and rear elevations, 3 radiators, air conditioning unit, large recessed built in cupboard.

EN-SUITE SHOWER ROOM
7' 6" x 5' 5" (2.29m x 1.65m)
With double shower enclosure with body jets and 2 shower heads, tiled walls, radiator, built in furniture with hand basin and WC with concealed cistern, extractor, pvc double glazed window to the rear elevation.

BEDROOM 2
14' 7" x 11' 3" (4.44m x 3.43m)
With pvc double glazed window to the front elevation, T.V point, radiator, air conditioning unit, glass bricks providing light to the:-

EN-SUITE SHOWER ROOM
7' 6" x 3' 10" (2.29m x 1.17m)
With a large shower enclosure with electric shower, tiled walls, WC, wash hand basin, radiator, tiled walls, radiator.



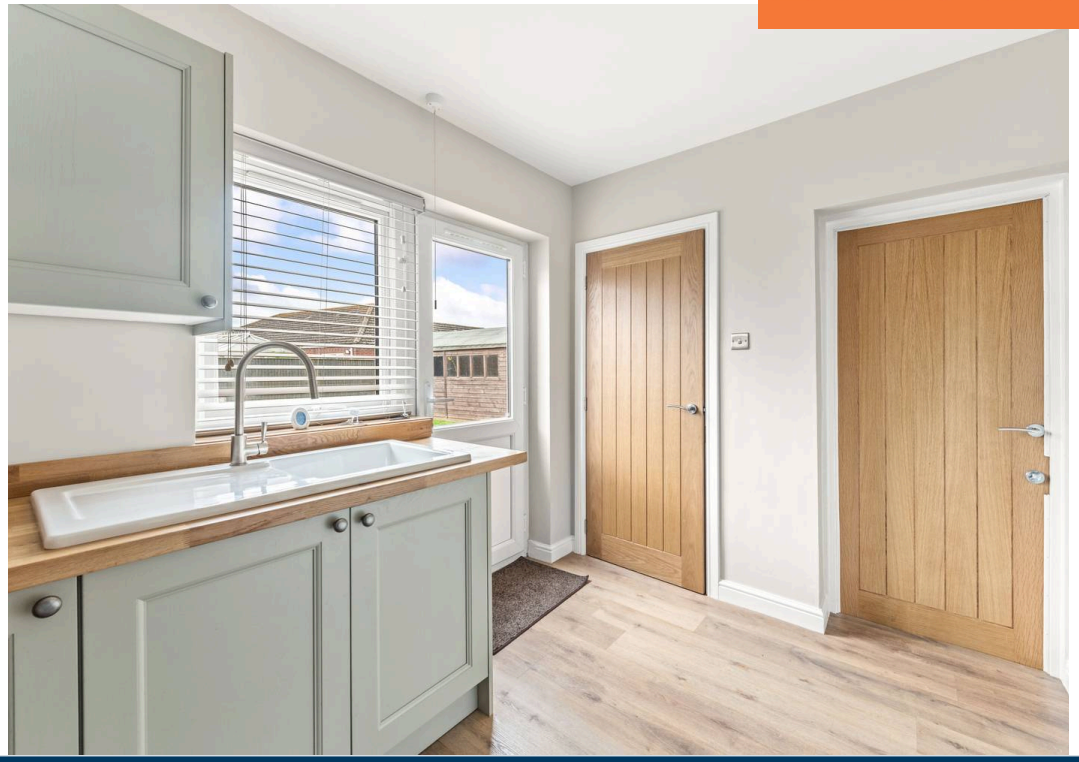


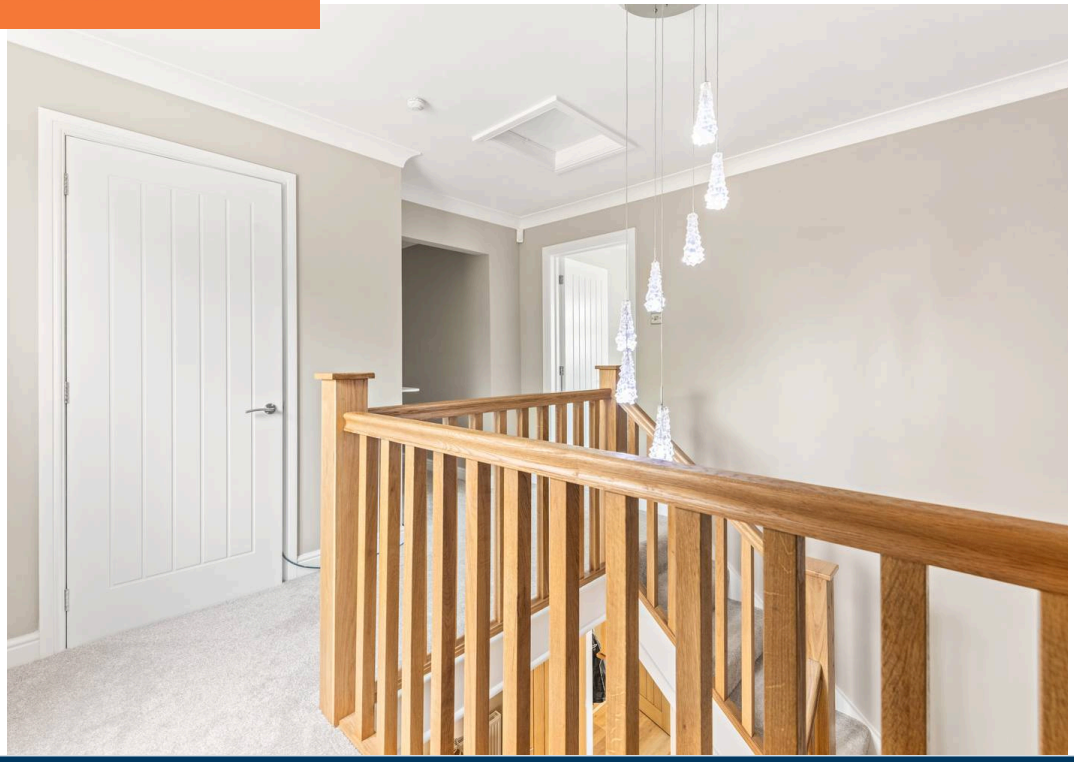






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BEDROOM 3
13' 0" x 10' 3" (3.96m x 3.12m)
With pvc double glazed window to the front elevation, radiator, coving to ceiling.

EN-SUITE BATHROOM
5' 4" x 5' 3" (1.63m x 1.60m)
With bath with hand shower attachment over, W,C, hand basin, radiator extractor fan, coving to ceiling.

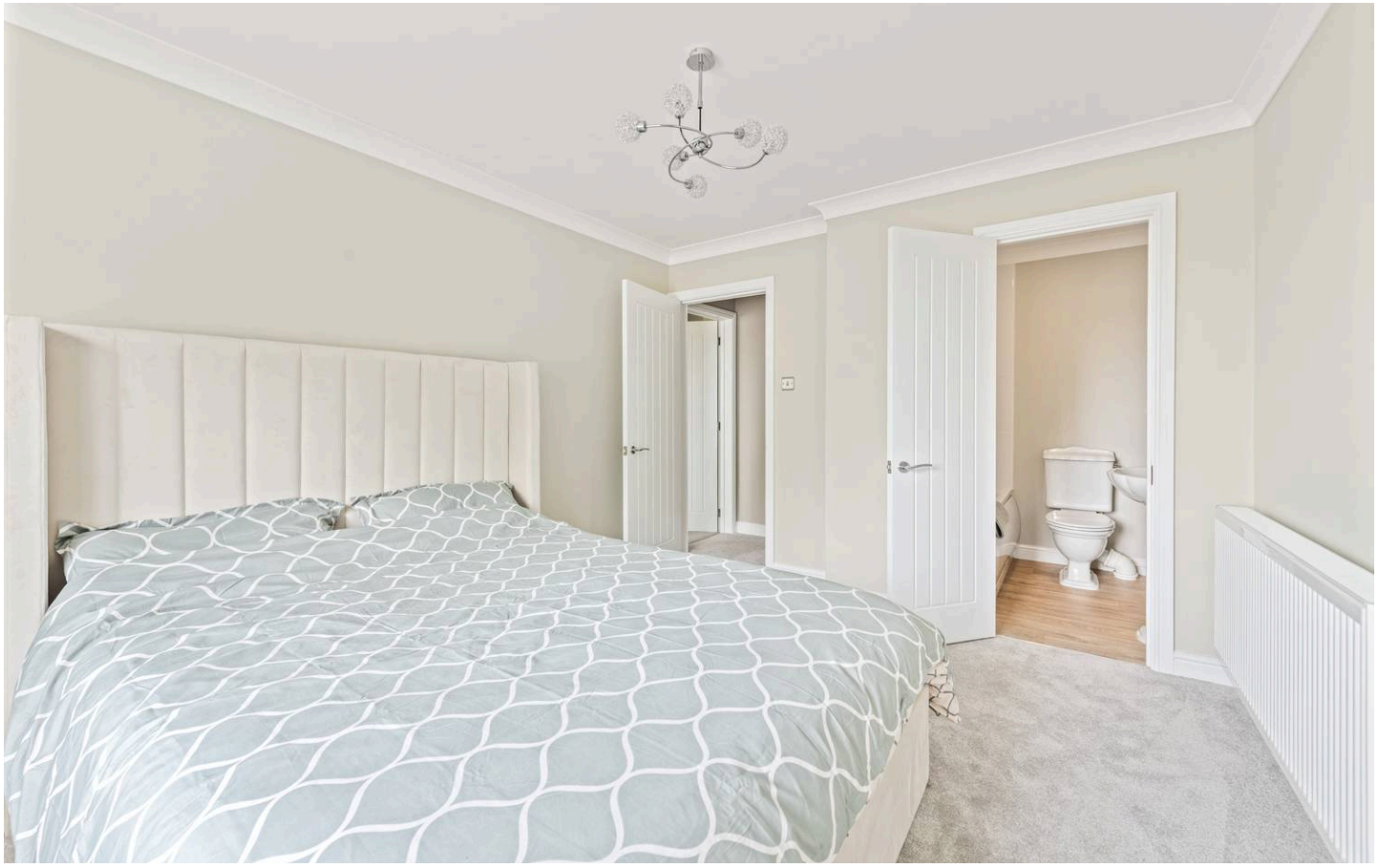
BEDROOM 4
14' 8" x 11' 7" (4.47m x 3.53m)
With radiator, air conditioning unit, pvc double glazed window to the rear elevation with lovely outlook, range of built in wardrobes with sliding doors and hanging rails.

BEDROOM 5
11' 0" x 9' 9" (3.35m x 2.97m)
With radiator, air conditioning unit, pvc double glazed window to the rear elevation with lovely outlook.

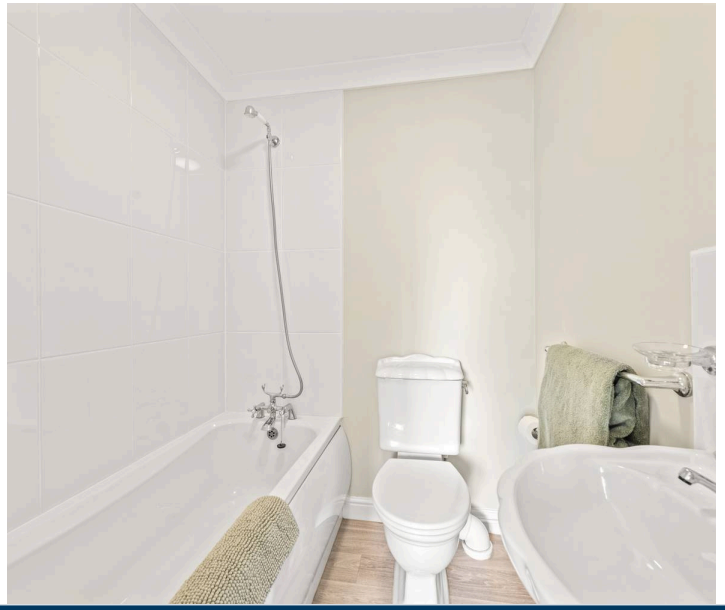
FAMILY BATHROOM
11' 4" x 7' 3" (3.45m x 2.21m)
With corner bath with mains twin head shower and curved screen over, pedestal hand basin, W.C, radiator, extractor fan, tiled surround and floor, opaque pvc double glazed window to the rear elevation, chrome vertical towel radiator.

OUTSIDE
The attractive front garden is enclosed by fencing and mainly lawned with stone chipped garden borders and a raised decked seating area. A large block paved drive with stone chipped borders leads to the:-

DOUBLE GARAGE
19' 9" x 19' 8" (6.02m x 5.99m)
With two roller shutter vehicle doors, light and power connected, electric fuses, pvc window to the rear elevation, electric car charging point.







REAR GARDEN

The rear garden faces broadly south and includes a large shaped lawned area, paved patio seating area, raised borders and a timber garden shed. A gravelled area to the side houses a further timber garden shed and raised veg patch.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. 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 Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band F- 2026/27 - £3,225.78

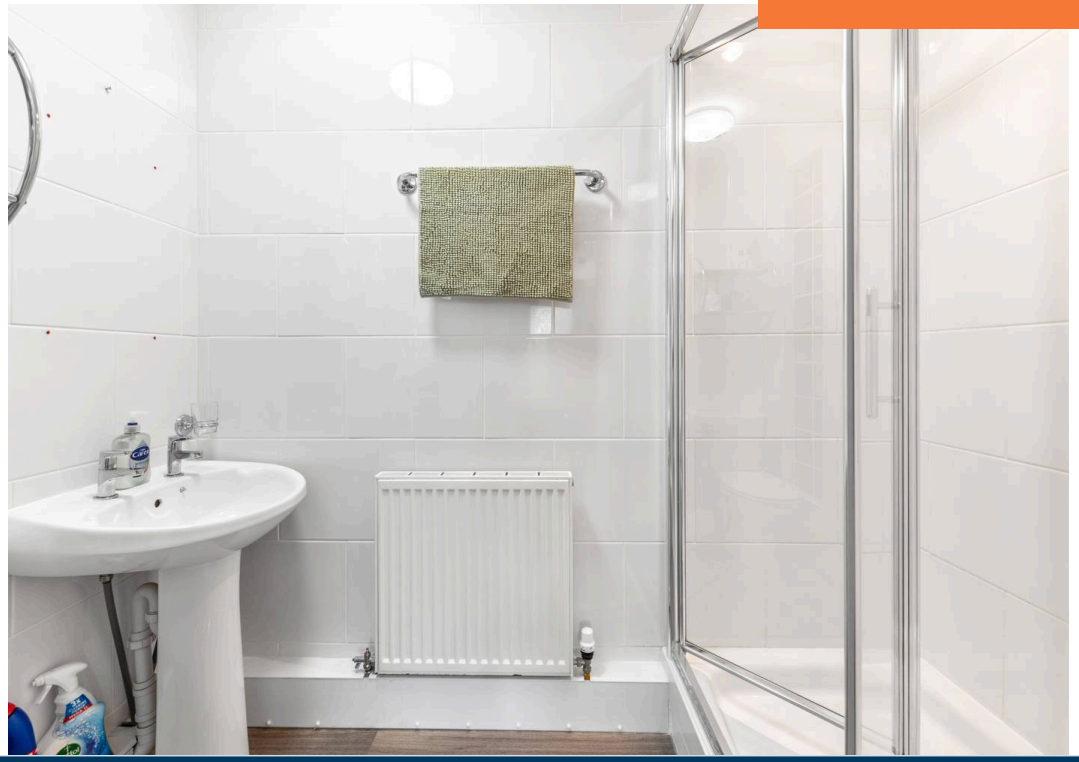
AGENTS NOTES

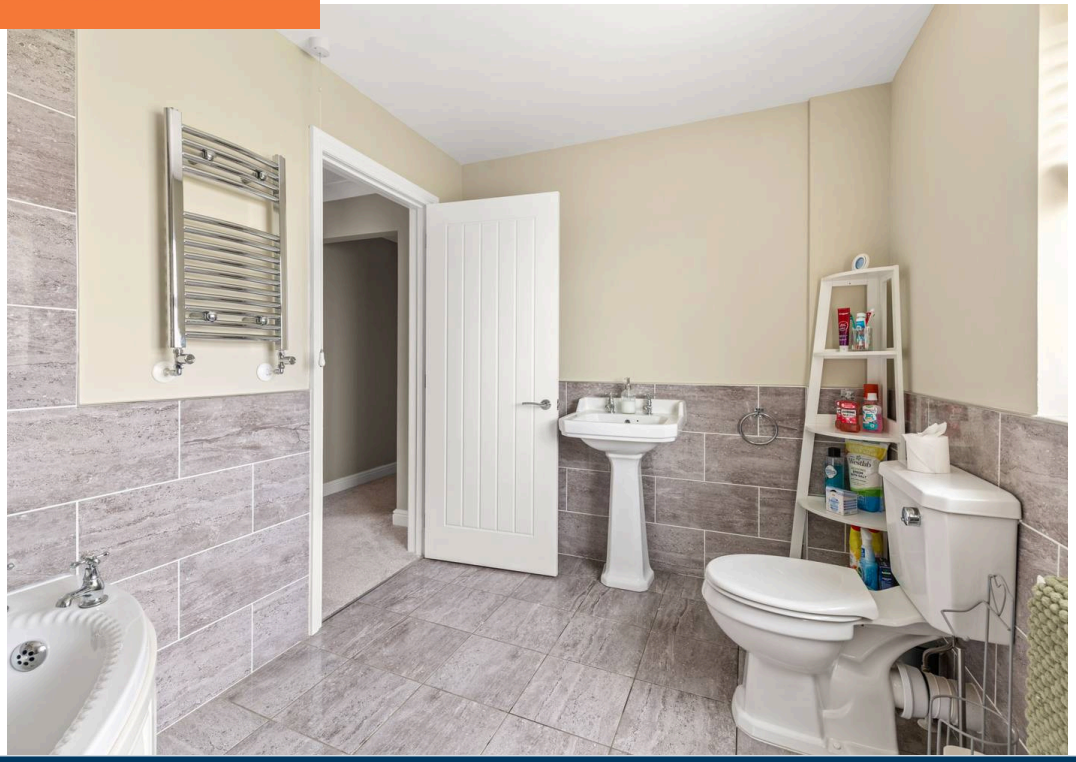
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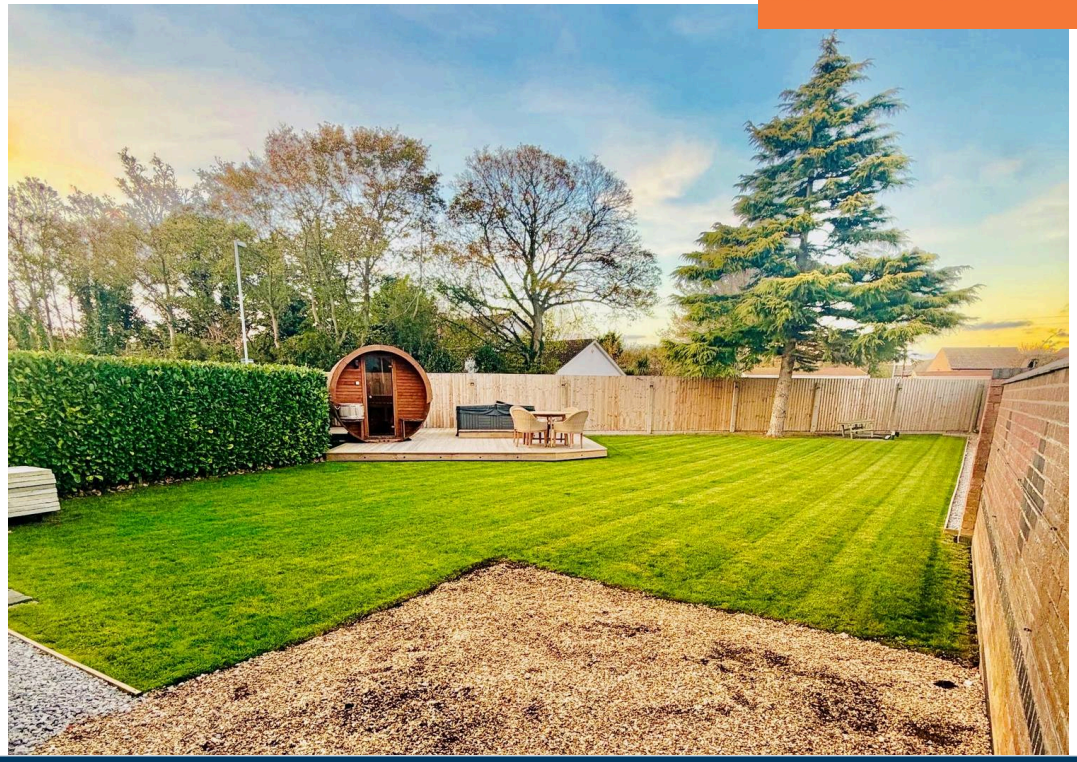
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Total area: approx. 258.1 sq. metres (2777.7 sq. feet)

Newton Fallowell Estate Agents

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