



37 Ida Road, Skegness

£240,000



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Willsons
SINCE 1842

37 Ida Road,
Skegness,
Lincolnshire, PE25 2AU

"AGENT'S COMMENTS"

A uniquely styled period property situated in the heart of Skegness having ample off road parking, large rear garden and easy access to all the local amenities. Offered with no onward chain this property would be ideal for any buyer looking for a modernisation project. Benefitting from gas fired central heating, private rear garden and part uPVC glazing.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front Of Property

With stone decorative wall having two gates leading to the front and side of the property via a concrete footpath and featuring a low maintenance small garden.

Reception Hall

14'3" x 12' (4.34m x 3.66m)

With vinyl tile flooring, original stained glass features, understairs cupboard and period staircase leading to the first floor.

Lounge

14'11" x 14' (4.55m x 4.27m)

With vinyl covering (over timber floorboards), original feature fire place with tiled surround and bay window to the front of the property.

Dining Room

12'11" x 12'11" (3.94m x 3.94m)

With laminate flooring, fireplace with tiled surround and French doors to the rear of the property.

Kitchen

11'5" x 11'11" (3.48m x 3.63m)

With a range of base and wall units, stainless steel sink and taps, space and connection for gas cooker, timber floor to ceiling storage cupboards, vinyl flooring, access to the pantry and window to the rear fo the property.

Pantry

With shelving, vinyl flooring and window to the side of the property.

Rear Lobby

With vinyl flooring and uPVC leading to the side and rear of the property.

Cloakroom

With WC, vinyl flooring and window to the side of the property.

Utility Area

8'2" x 7' (2.49m x 2.13m)

With a range of base and wall units, space and plumbing for a washing machine, window to the side of the property and vinyl flooring.

Store/Workshop

8'2" x 7' (2.49m x 2.13m)

With vinyl flooring and window to the side of the property.

First Floor Landing

With carpeted flooring and access to the loft space.

Bedroom One

12'1" x 10'11" (3.68m x 3.33m)

With carpeted flooring and single glazed French doors leading to the balcony at the front of the property.

Bedroom Two

14'11" x 14' (4.55m x 4.27m)

With open fireplace and tiled surround, exposed wooden flooring ad bay window to the front of the property.

Bedroom Three

13' x 13' (3.96m x 3.96m)

With exposed wooden flooring, original fireplace and sash window to the rear of the property.

Bedroom Four

11'11" x 9'9" (3.63m x 2.97m)

With exposed wooden flooring, original fireplace and sash window to the rear of the property.

Bathroom

7'8" x 6'1" (2.34m x 1.85m)

With bath having electric shower over, sink with vanity cupboard, extractor fan, airing cupboard, part tiled walls, vinyl flooring and sash window to the side of the property.

WC

With closed cistern WC unit, wooden flooring and window to the rear of the property.

Rear Garden

Predominately laid to grass with boundaries of timber fencing, a concrete footpath leads to the parking bays accessed via a private roadway from the rear of the property.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'D' 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 'D'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2241-3004-3202-3209-0204

Tenure & Possession

The property is Freehold with vacant possession upon completion.

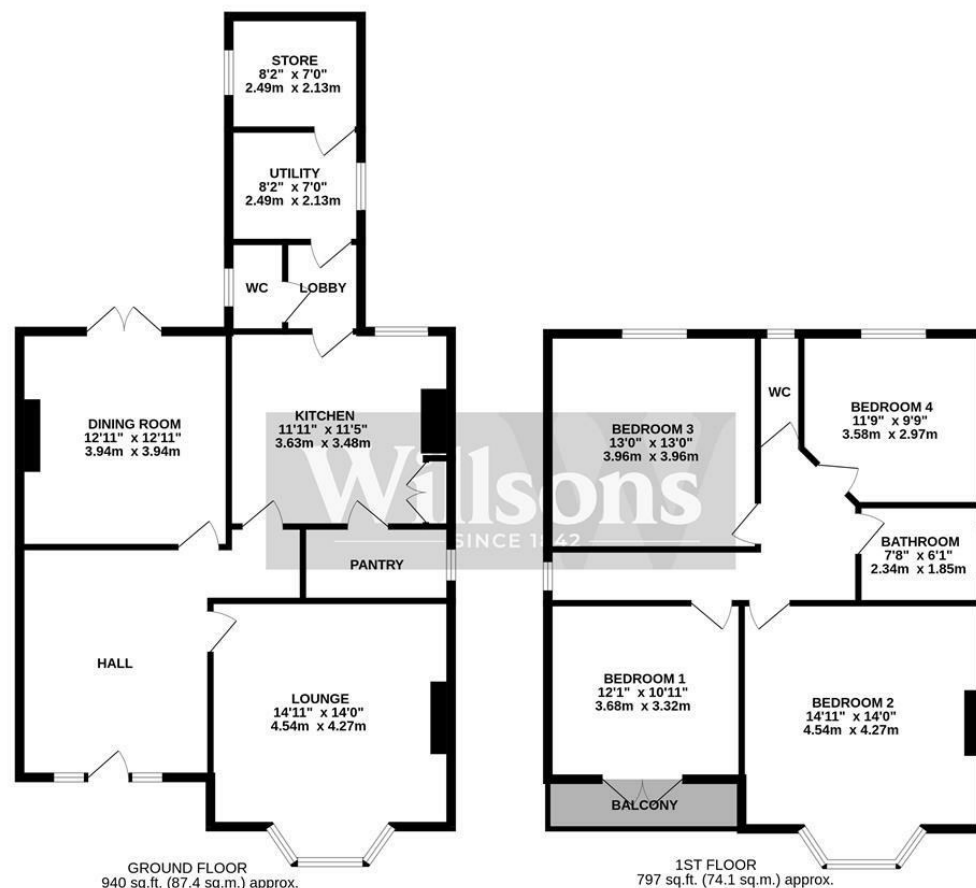
Viewing

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

What 3 Words

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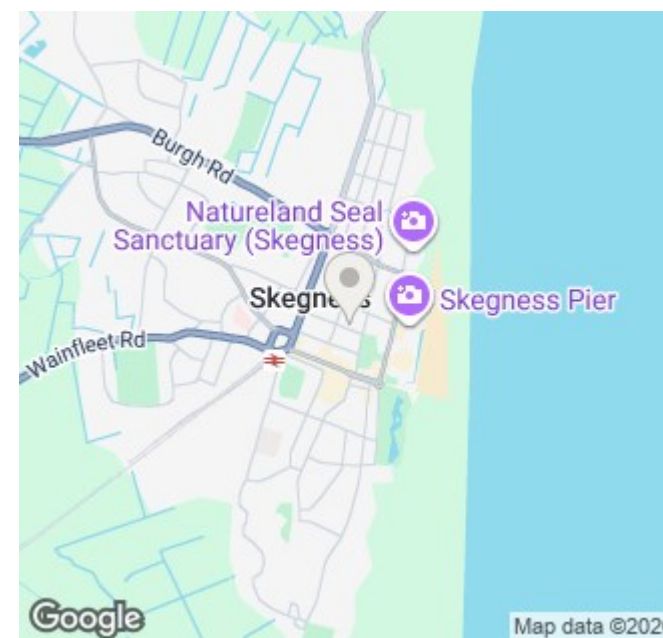
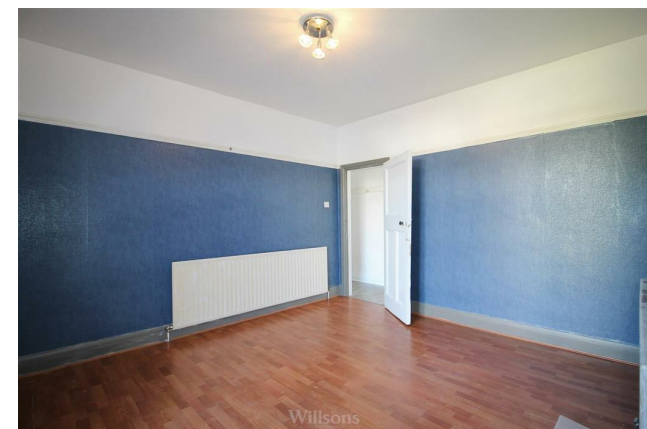
TOTAL FLOOR AREA: 1738 sq.ft. (161.4 sq.m.) approx.

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.

