



# 35 Ida Road

## Skegness

A well presented spacious 4 Bedroom Detached House in a great location close to the town centre with front and rear gardens and Garage with off-road parking to the rear via a service road. With Hallway, Lounge, Sitting Room/4th Bedroom, Kitchen, Dining Room, Conservatory, WC. To the first floor are 3 Bedrooms, Bathroom and En-Suite to the Master Bedroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## ACCOMMODATION

### SIDE ENTRANCE PORCH

With pvc double glazed entrance door with tiled floor and ceiling light point.

### ENTRANCE HALL

With pvc double glazed entrance door, built in cupboard under stairs, stairs off.

### LOUNGE

16' 7" x 12' 10" (5.05m x 3.91m)

With cast-iron wood burner set on composite marble hearth, radiator, pvc bay window to the front elevation.

### SITTING ROOM/BEDROOM 4

16' 11" x 13' 0" (5.16m x 3.96m)

With radiator, pvc bay window to the front elevation.

### DINING ROOM

13' 0" x 12' 4" (3.96m x 3.76m)

With radiator, built in storage cupboard, pvc door to the rear entrance porch, door into Kitchen and pvc doors leading into the Conservatory.

### CONSERVATORY

19' 9" x 9' 0" (6.02m x 2.74m)

With pvc double glazed windows all around, laminate flooring, ceiling light fan, pvc double glazed door into the rear garden.

### KITCHEN

11' 3" x 10' 7" (3.43m x 3.23m)

With wall and base units and worksurfaces with tiled splash backs, sink unit with mixer tap, integrated electric oven with hob and extractor fan above, space for fridge/freezer, space and plumbing for washing machine, wall mounted Worcester gas central heating boiler, wood effect flooring, pvc window to the rear elevation.



### REAR ENTRANCE PORCH

With pvc door leading into the rear garden.

### CLOAKROOM/WC

With WC, tiled floor.

### LANDING

With access to the roof space with pull down loft ladder.

### BEDROOM 1

16' 9" x 13' 0" (5.11m x 3.96m)

With built in wardrobes, radiator and pvc bay window to the front elevation.

### EN-SUITE SHOWER ROOM

7' 6" x 7' 0" (2.29m x 2.13m)

With WC, hand basin set in vanity unit, corner shower enclosure, chrome towel rail, pvc window to the side elevation.

### BEDROOM 2

16' 7" x 12' 10" (5.05m x 3.91m)

With pvc bay window to the front elevation, radiator.

### BEDROOM 3

12' 4" x 9' 6" (3.76m x 2.90m)

With pvc window to the rear elevation, radiator.

### STUDY/OFFICE

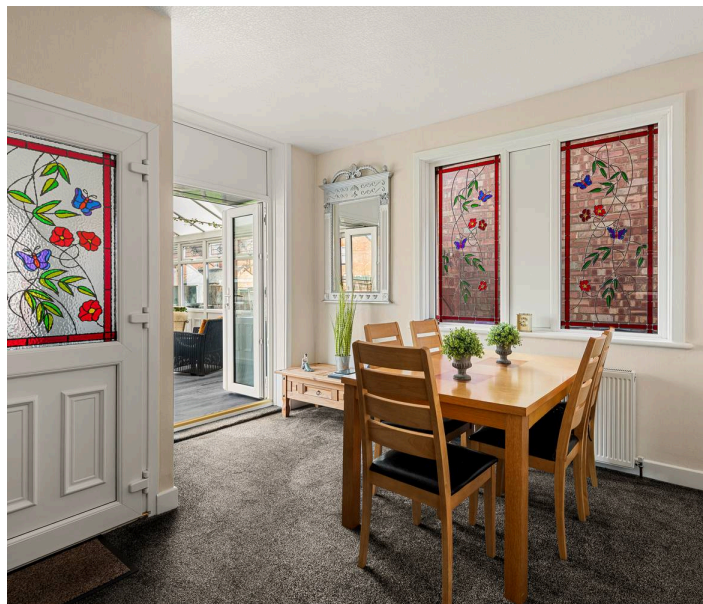
7' 0" x 5' 1" (2.13m x 1.55m)

With bookcase/shelving.

### BATHROOM

16' 3" x 4' 9" (4.95m x 1.45m)

With panelled bath, WC, pedestal wash basin, chrome towel rail, 2 pvc windows to the rear elevation.





### **OUTSIDE**

The front garden is majority stone chipped with a paved path leading to the entrance door.

The rear garden has a raised decked seating area with artificial lawn, steps leading down to lawn, gravelled borders, shrubbery, paved seating area, wide gravelled area for off road parking accessed through double gates from the service road.

### **GARAGE**

Of brick construction with concrete floor.

### **TENURE**

Freehold.

### **SERVICES**

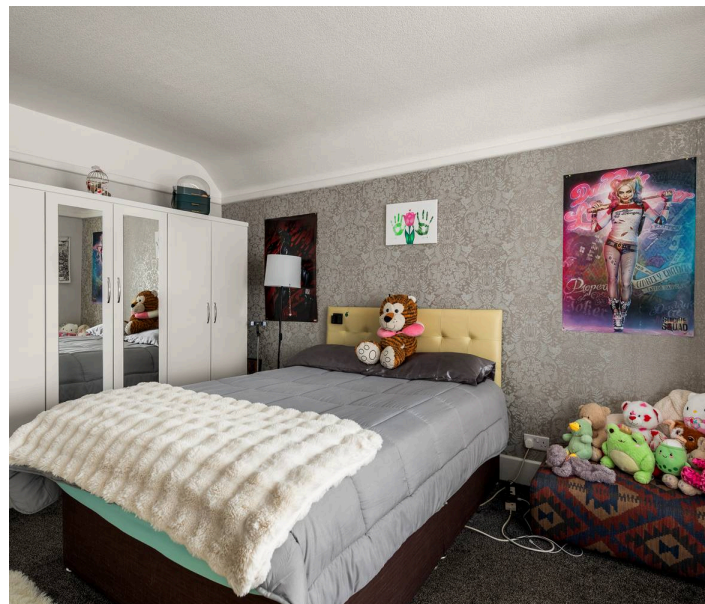
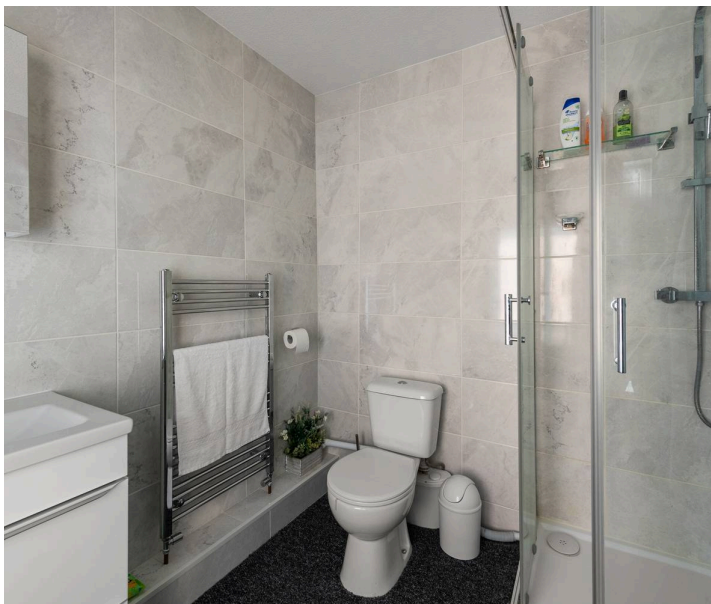
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### **VIEWING**

By prior appointment with Newton Fallowell office in Skegness.

### **COUNCIL TAX**

Charging Authority – East Lindsey District Council  
Band D - 2025/26 - £2,319.67





#### **ANTI-MONEY LAUNDERING REGULATIONS**

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#### **AGENTS NOTES**

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



 **NEWTON FALLOWELL**



### Ground Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



### First Floor

Approx. 74.9 sq. metres (806.2 sq. feet)





## Newton Fallowell Estate Agents

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