NEWTON FALLOWELL

Lumex High Street, Ingoldmells - PE25 1PT

£250,000

Lumex, High Street

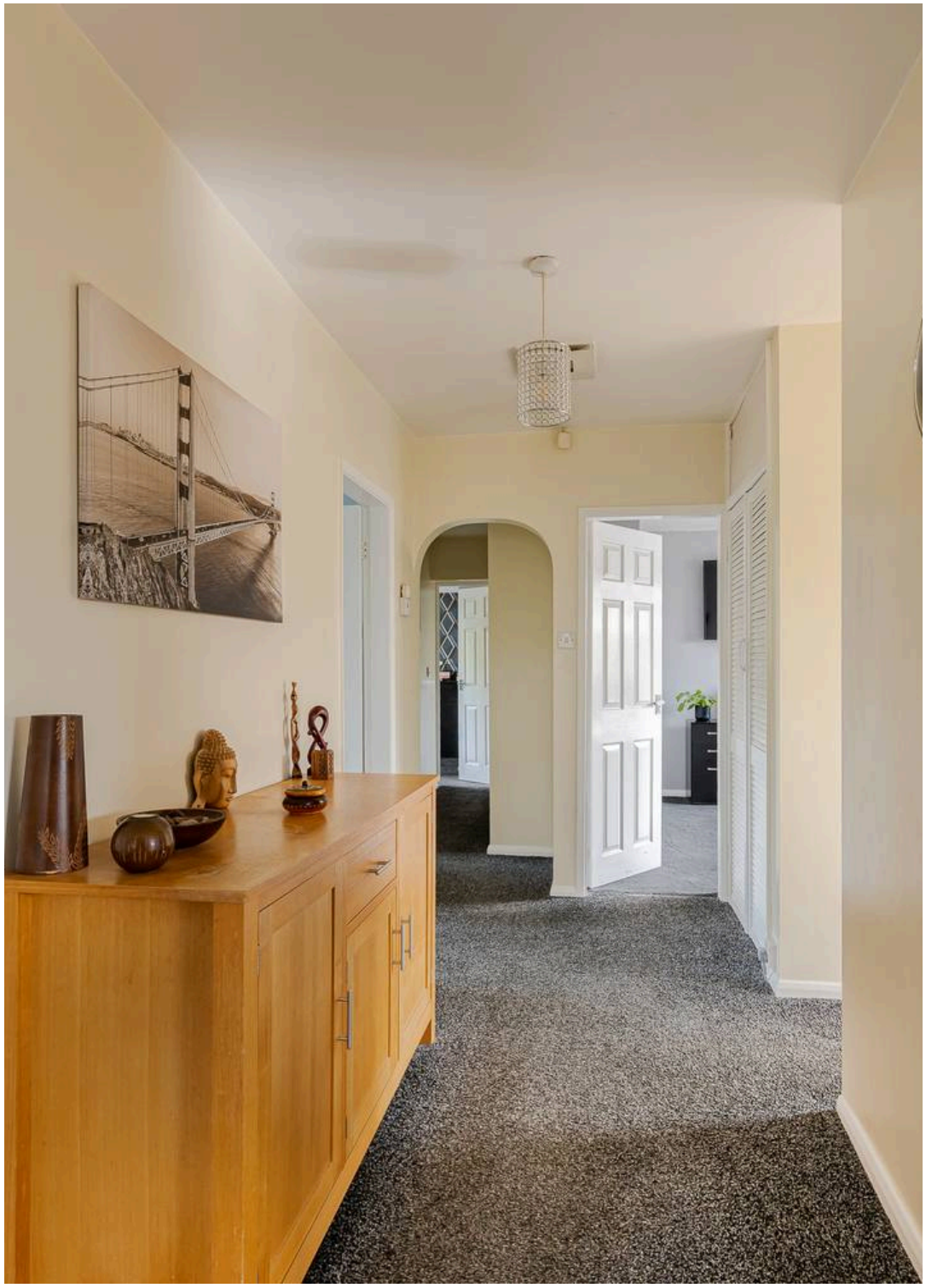
Ingoldmells, Skegness

A spacious 4 Bedroom detached bungalow situated on a lovely corner plot within walking distance to the centre of this popular coastal village. The accommodation comprises Conservatory Porch, Hallway, Lounge, Kitchen Diner, master Bedroom with En-Suite W.C and walk in wardrobe and a good sized modern Family Bathroom. Occupying a corner plot the bungalow benefits from 2 Driveways providing ample off street parking, a gravelled front garden with further enclosed garden areas to the side and rear. Viewing is essential to appreciate the size and presentation. EPC Rating (tbc)
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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ACCOMMODATION
Entrance is on the front elevation via a:-

CONSERVATORY PORCH
15' 0" x 5' 11" (4.56m x 1.80m)
Of pvc constriction on a low brick base with pvc windows and pvc door, tiled floor, inner door to the:-

HALLWAY
With 3 built in cupboards.

KITCHEN DINER
12' 0" x 11' 10" (3.65m x 3.61m)
Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for oven, space and plumbing for washing machine, space for fridge freezer, pvc window to the side elevation, pvc window to the front elevation overlooking the Conservatory, radiator.

LOUNGE
15' 1" x 14' 0" (4.59m x 4.27m)
With pvc windows to the front and side elevations, 2 radiators.

BATHROOM
9' 2" x 8' 3" (2.80m x 2.51m)
Beautifully fitted with a modern suite comprising bath with mixer tap over, pedestal hand basin, W.C, shower enclosure, tiled walls and floor, 2 pvc windows to the side elevation, ladder style towel radiator.

BEDROOM 1
13' 11" x 8' 11" (4.24m x 2.73m)
With pvc window to the side elevation, radiator.

EN-SUITE W.C
With vanity unit with inset hand basin and W.C with concealed cistern.

WALK IN WARDROBE
With hanging rails and shelving.

BEDROOM 3
13' 6" x 10' 0" (4.12m x 3.05m)
With pvc window to the side elevation, radiator.

BEDROOM 2
13' 1" x 9' 11" (4.00m x 3.03m)
With pvc window to the side elevation, radiator, built in wardrobe.

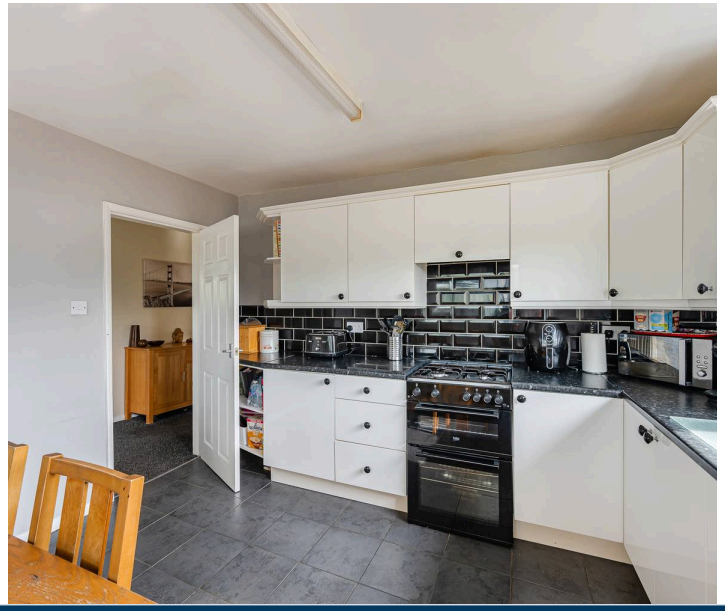
BEDROOM 4
15' 4" x 7' 4" (4.67m x 2.23m)
With pvc window to the side elevation, radiator.

OUTSIDE
To the front is a tarmac drive with gravelled garden to the side. A picket fence with hand gate leads to the front door and a enclosed lawned garden with shrub borders. A further hand gate opens onto a enclosed rear garden with large paved patio, lawned garden with gravelled borders, 2 garden sheds and a further hardstanding area ideal for a hot tub or sheds. A hand gate opens onto a further parking area accessed from Festival Avenue.

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.



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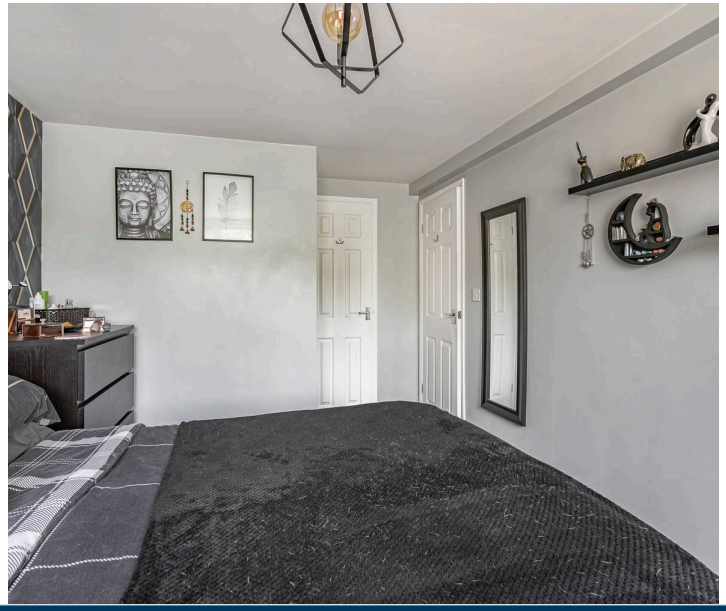

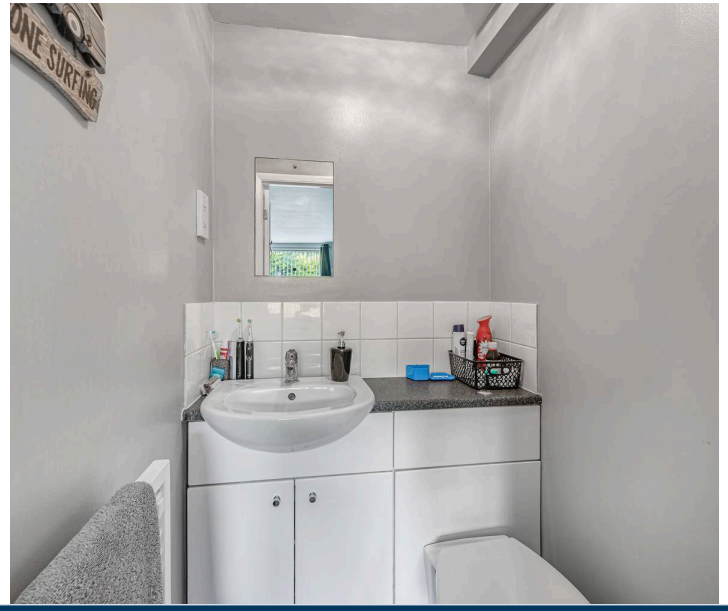

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2026/27 - £2040.77

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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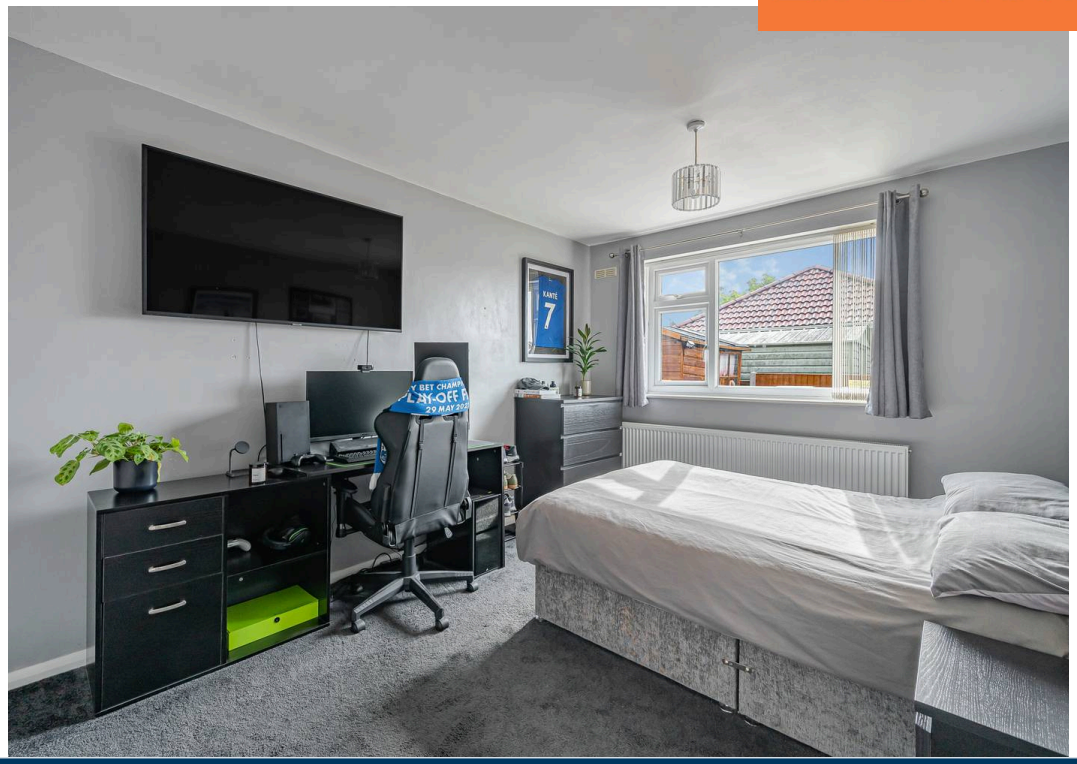

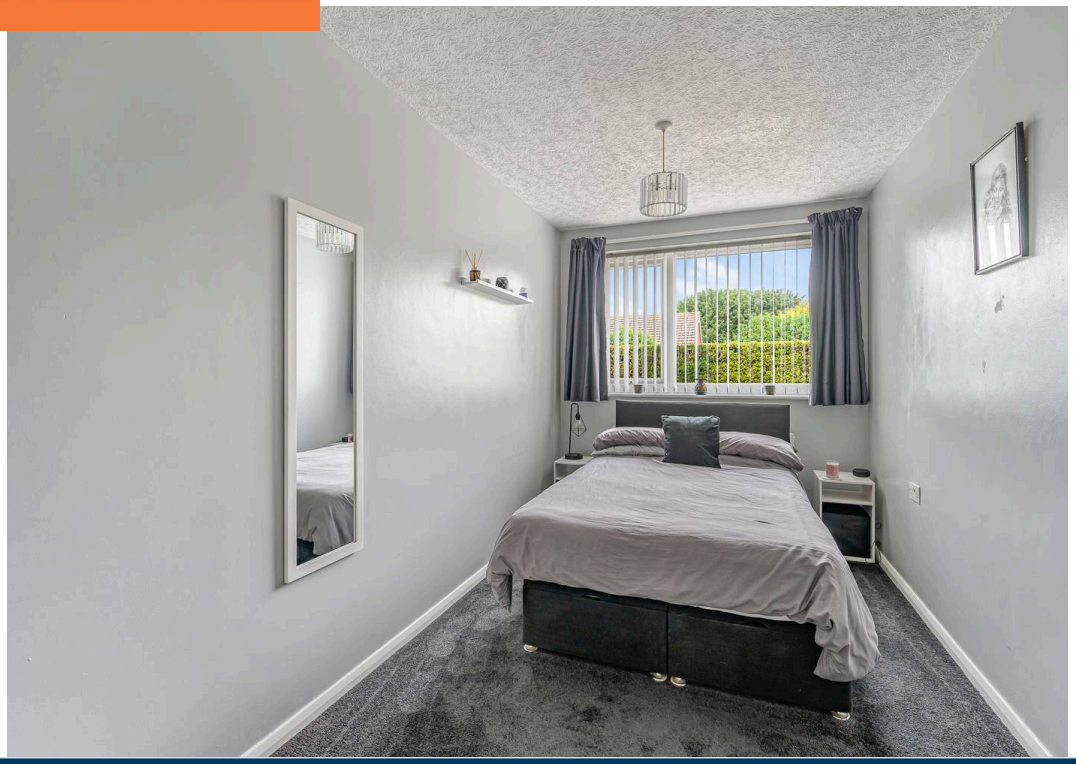

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Ground Floor

Approx. 125.0 sq. metres (1345.1 sq. feet)

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Total area: approx. 125.0 sq. metres (1345.1 sq. feet)

Newton Fallowell Estate Agents

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