





Willow Lodge, Skegness Road

Ingoldmells, Skegness

A spacious detached family home in the heart of the popular coastal village of Ingoldmells with a large mature rear garden with beautiful views over a watercourse and farmland beyond. The accommodation comprises an Entrance Hall, 18ft Kitchen, 18ft Dining Room, huge 29ft Lounge to the rear with patio doors opening onto a paved seating area and 29ft Games Room/Workshop. To the first floor is a large Master Bedroom Suite with En-Suite Shower Room and Dressing Room, 2 further double Bedrooms and a family Bathroom. There is also a useful 28ft Loft space which has easy access via a door from the 3rd bedroom. Outside there is a good sized in/out tarmac drive providing parking for several vehicles and a double Garage. The beautiful rear gardens have several sections including paved patio seating area, lawned gardens, raised vegetable beds, a feature pond and a Orchard providing an abundance of fruit trees. At the bottom of the garden lies a watercourse with platform. Viewing is a MUST to appreciate all this property has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

 **NEWTON FALLOWELL**





ACCOMMODATION

Entrance is on the front elevation via a pvc entrance door to the:-

HALLWAY

With radiator, stairs to first floor, built in cupboard, pvc window to the rear elevation.

KITCHEN

18' 1" x 16' 6" (5.51m x 5.02m)

Fitted with an extensive range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, spaces for dishwasher, washing machine and tumble dryer, space for range cooker, central island unit with breakfast bar seating and spaces for undercounter fridge and freezer, two pvc windows to the front elevation and pvc window to the rear elevation overlooking the garden, door to:-

SIDE LOBBY

With radiator, door to garage, pvc doors to the front and rear elevations.

DINING ROOM

18' 4" x 17' 7" (5.60m x 5.36m)

With pvc window to the front elevation, radiator, glazed french doors to the:-

LOUNGE

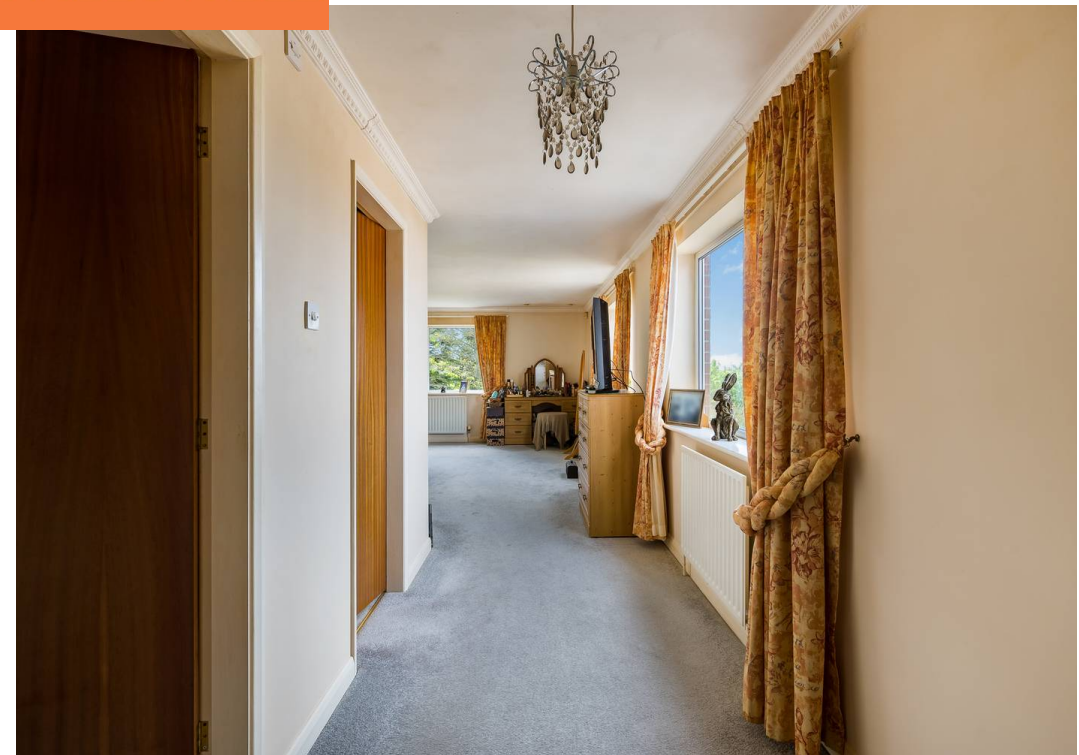
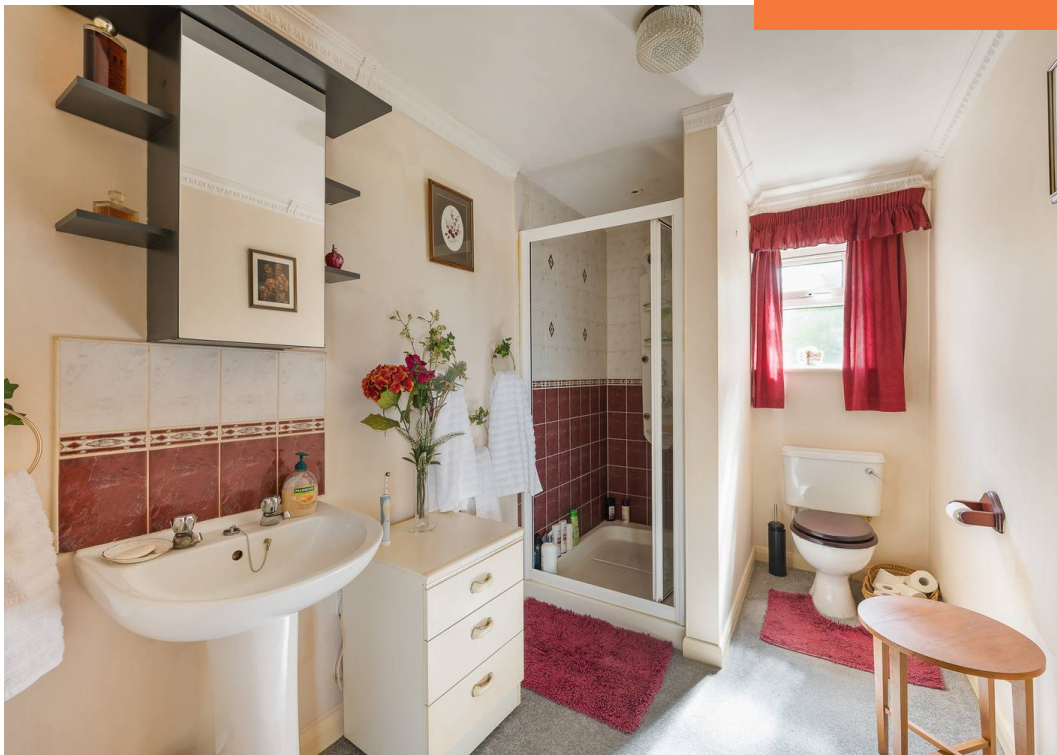
29' 9" x 16' 4" (9.08m x 4.97m)

With pvc sliding patio doors and glazed panels to the side elevation opening onto a paved patio seating area, pvc window to the rear elevation, decorative fireplace surround with inset gas fire, ceiling fan light, radiator, door to the hall.





 **NEWTON FALLOWELL**



MASTER BEDROOM SUITE

29' 10" x 16' 4" (9.10m x 4.97m)

maximum including en-suite and walk in wardrobe. With pvc windows to the side and rear elevations, 3 radiators, ceiling fan light.

DRESSING ROOM

10' 6" x 5' 11" (3.20m x 1.81m)

with hanging rails.

EN-SUITE

10' 6" x 6' 1" (3.20m x 1.85m)

With a recessed walk in shower enclosure with folding screen door and tiled walls, pedestal hand basin with tiled splashback, W.C, opaque pvc window to the side elevation.

BEDROOM 2

17' 7" x 13' 7" (5.36m x 4.14m)

With pvc window to the front elevation, radiator, walk in wardrobe.

BEDROOM 3

12' 6" x 10' 4" (3.80m x 3.16m)

With pvc window to the front elevation, door to:-

ATTIC ROOM STORAGE

28' 0" x 9' 6" (8.54m x 2.90m)

Located above the garage.

BATHROOM

7' 7" x 6' 2" (2.32m x 1.87m)

Fitted with a panelled bath with tiled splashback, pedestal hand basin, W.C, opaque pvc window to the rear elevation.

OUTSIDE

To the front of the property is a low brick wall with planted shrub border. An in/out tarmac drive provides ample parking and access to the:-





DOUBLE GARAGE

19' 0" x 18' 2" (5.78m x 5.54m)

With two remote operated up and over doors, pvc window to the rear elevation, Worcester highflow combi gas central heating boiler, Solar panel system.

REAR GARDEN

A gated access to the side of the property leads around to the beautiful rear gardens which are an absolute delight. There is a large paved patio seating area adjacent to the house and:-

WORKSHOP / GAMES ROOM & W.C

29' 1" x 15' 11" (8.87m x 4.85m)

of timber construction with pvc windows to the side and rear elevations, pvc entrance door, Riley pool table, light and power connected. Paved paths surrounded by raised garden beds and a raised feature pond lead to a lawned gardens with mature inset trees and shrub beds, various greenhouses and raised vegetable beds. The garden offers a variety of fruit trees including fig, plum, cherry, pear and Bramley apple together with grape vines, rhubarb, raspberry and strawberry bushes. Steps down lead to a further lawned area with orchard and central path to the rear of the garden where there is a watercourse with platform and open farmland beyond.

TENURE

Tenure

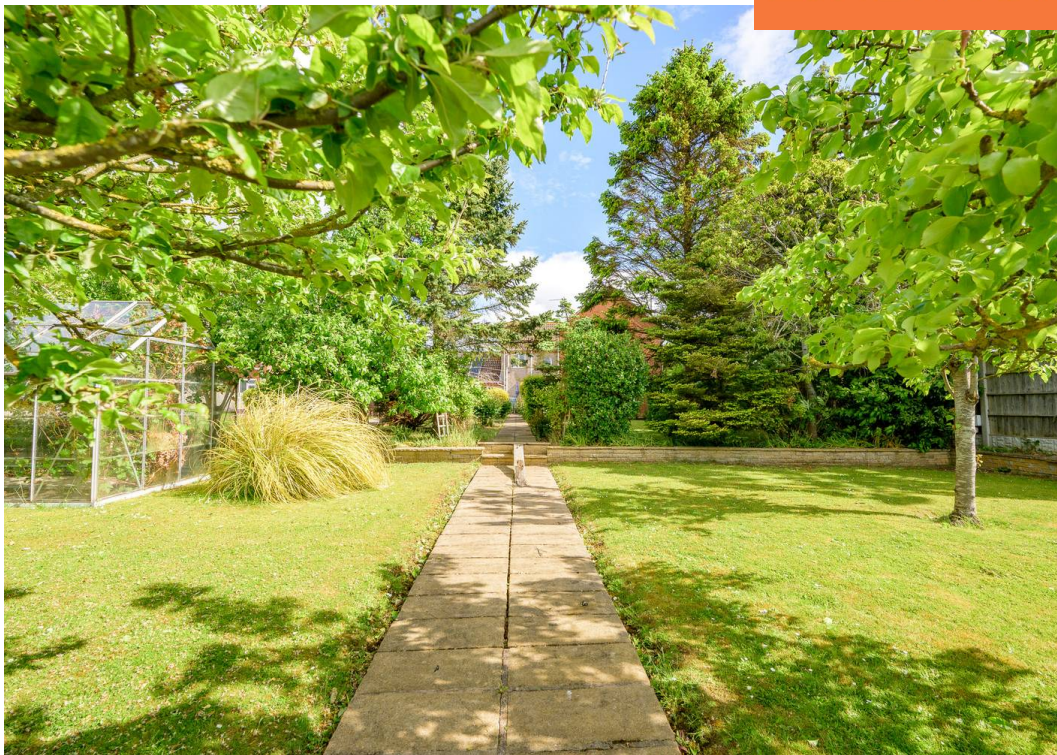
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The property also benefits from 20 Solar Panels (owned) The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.





 **NEWTON FALLOWELL**



**VIEWING**

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band F
- 2026/27 – £3,316.26

ANTI-MONEY LAUNDERING REGULATIONS

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Ground Floor
Approx. 203.8 sq. metres (2193.6 sq. feet)



First Floor
Approx. 130.1 sq. metres (1400.3 sq. feet)





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