



18 Elizabeth Crescent, Ingoldmells,
Skegness, PE25 1NQ



3



1



2

£230,000 Freehold



Key Features

- NO CHAIN
- SPACIOUS DETACHED BUNGALOW
- WELL PRESENTED
- MODERN FITTED KITCHEN & SHOWER ROOM
- 3 BEDROOMS
- BLOCK PAVED DRIVE
- LOWER MAINTENANCE GARDEN
- EPC RATING D



NO CHAIN. A spacious and very well presented 3 Bedroom Detached Bungalow situated in a pleasant position at the head of the cul-de-sac with a good size lower maintenance garden.

The accommodation comprises Entrance Hall, Lounge, Conservatory, Kitchen, Utility Room, 3 Bedrooms and a Shower Room. There is a block paved driveway with gates leading to an inner driveway, Summerhouse and the property benefits from gas central heating and pvc double glazing.
EPC Rating D



ACCOMMODATION

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

HALLWAY

With radiator, built in storage cupboard, built in cloaks cupboard, access to roof space.

LOUNGE

5m x 3.72m (16'5" x 12'2")

With pvc bow window to the front elevation with deep sill, electric fire with marble back and decorative wooden surround, further pvc window overlooking and pvc french doors to the:-

CONSERVATORY

4.71m x 2.91m (15'6" x 9'6")

Of pvc construction with opaque polycarbonate roof, pvc french doors opening to the rear garden.

KITCHEN

3.29m x 2.91m (10'10" x 9'6")

Fitted with a range of base and wall units, worksurfaces with matching splashbacks, inset ceramic sink unit with mixer tap over, space for slimline dishwasher, space for undercounter fridge, inset 4 ring gas hob with stainless steel and glass extractor hood above, tall unit housing a double oven, pvc window to the rear elevation and pvc door to the:-

UTILITY ROOM

3.91m x 2.34m (12'10" x 7'8")

On a low brick wall with pvc windows and opaque pvc roof, pvc door to the rear garden, base and wall units to one wall with worksurfaces and tiled splashbacks above, inset circular sink unit, radiator.

BEDROOM 1

3.67m x 2.7m (12'0" x 8'11")

With pvc window to the rear elevation, radiator, built in wardrobe.

BEDROOM 2

3.08m x 2.73m (10'1" x 9'0")

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

BEDROOM 3

3.00m x 2.10m (9'10" x 6'11")

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

SHOWER ROOM

2.07m x 1.61m (6'10" x 5'4")

Fitted with a large walk in shower enclosure with glass screen, built in furniture with inset hand basin and W.C with concealed cistern, wet wall panelling, high level pvc window to the side elevation, tiled floor, heated towel radiator.

OUTSIDE

The bungalow sits in the corner of the cul-de-sac with a block paved drive and frontage for lower maintenance. A small fenced area with hand gate leads to the front door.

Double vehicle gates open onto an inner block paved parking area.

The enclosed rear garden is set out for lower maintenance with paved seating areas, gravelled garden areas with raised beds, 2 aluminium gardens sheds, a Greenhouse and timber:-

SUMMERHOUSE.

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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2025/26 - £1,736.96

ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

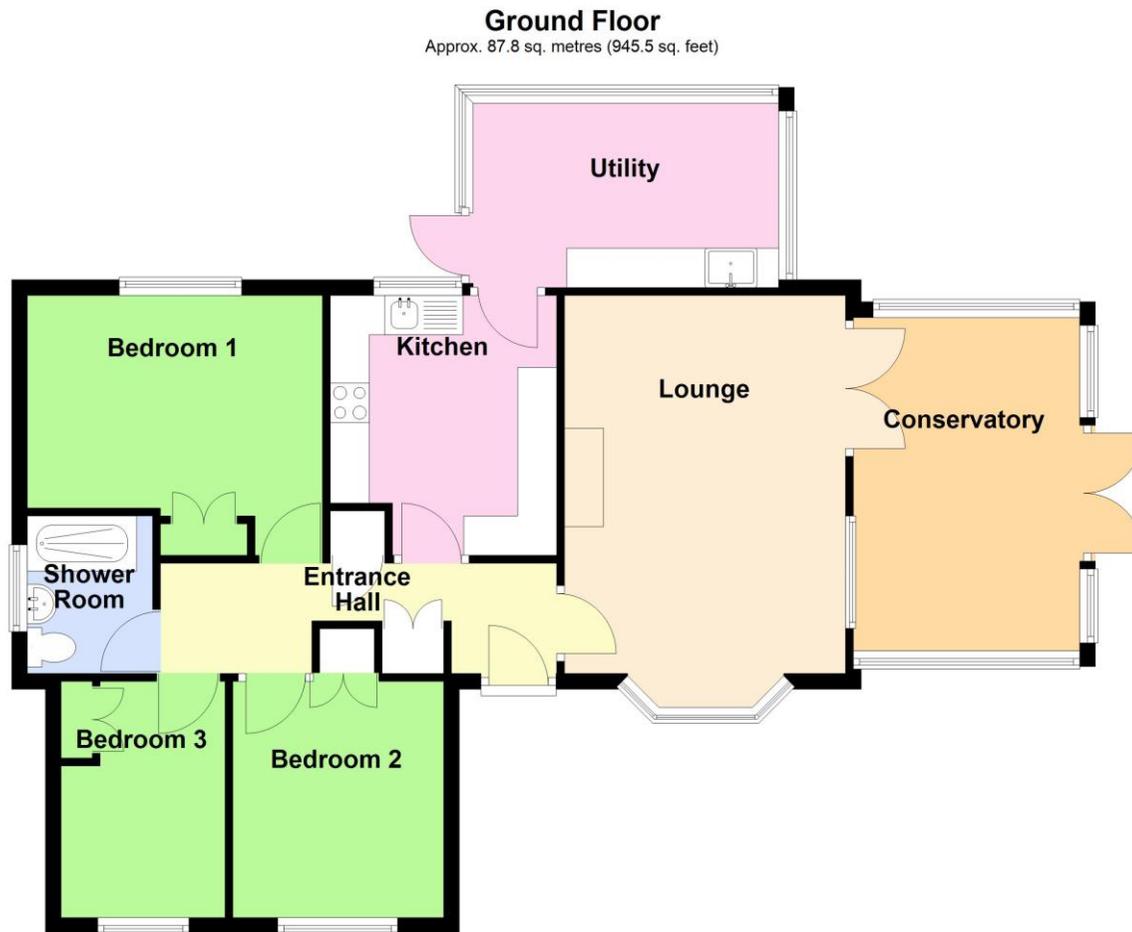
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot 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.

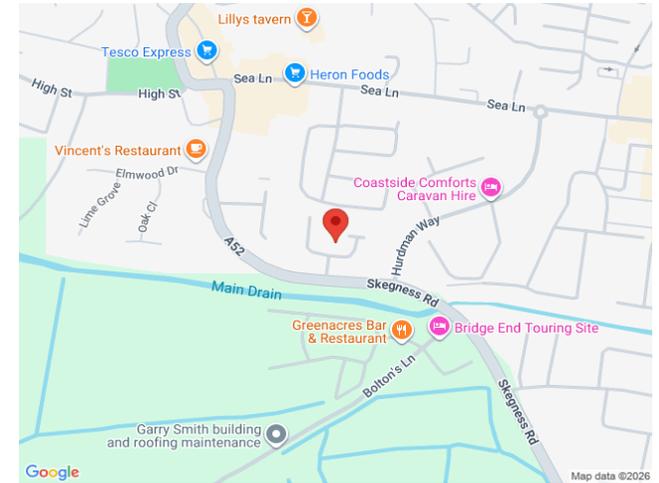




Floorplan



Total area: approx. 87.8 sq. metres (945.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk