



28 Laura Court, Ingoldmells,
Skegness, PE25 2NE



£160,000

- NO CHAIN
- 2 DOUBLE BEDROOMS
- 15ft LOUNGE
- CONSERVATORY
- FREEHOLD
- SHOWER ROOM
- LOW MAINTENANCE GARDENS
- DRIVE & GARAGE
- COUNCIL TAX BAND A
- EPC RATING B



NO CHAIN. A two bedroom semi detached bungalow in a popular coastal village location close to the local facilities. The accommodation comprises Entrance Hall, Kitchen, 15ft Lounge with patio doors to a Conservatory, Shower Room and 2 double Bedrooms. There are low maintenance gardens to the front and rear, drive and Garage. EPC Rating B

ACCOMMODATION

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

HALLWAY

With radiator, access to roof space.

LOUNGE

4.56m x 3.01m (15'0" x 9'11")

With feature fireplace with inset gas stove and wooden mantle above, pvc patio doors opening to the

CONSERVATORY

3.61m x 2.2m (11'10" x 7'2")

Of pvc construction on a low brick base, opaque polycarbonate roof, pvc french doors to the garden, radiator, tiled floor.



KITCHEN

2.73m x 2.72m (9'0" x 8'11")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, tall unit with high level built in oven, gas hob, space and plumbing for washing machine, integrated fridge and freezer, pvc window to the rear elevation, pvc door to the Conservatory.

BEDROOM 1

4.16m x 3.03m (13'7" x 9'11")

With pvc window to the front elevation, radiator, built in cupboard housing an Ideal gas central heating boiler.

BEDROOM 2

2.73m x 2.66m (9'0" x 8'8")

With pvc window to the front elevation, radiator.

SHOWER ROOM

1.85m x 1.63m (6'1" x 5'4")

With shower enclosure with Triton electric shower, pedestal hand basin, W.C, tiled walls and floor, radiator, opaque pvc window to the side elevation.

OUTSIDE

The gardens are set out for low maintenance with a paved area to the front and a paved and gravelled drive leading through wrought iron vehicle gates to the rear set:-

GARAGE

5.87m x 2.56m (19'4" x 8'5")

With up and over vehicle door, side door, light and power.

A side gate opens onto the enclosed rear garden which includes paved areas, raised beds and a timber garden shed.



TENURE

Freehold.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2025/26 - £1488.82

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.

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Floorplan

Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



Total area: approx. 58.6 sq. metres (631.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		