



5 Merrills Way, Ingoldmells

£215,000



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Willsons
— SINCE 1842 —

5 Merrills Way,
Ingoldmells,
Lincolnshire, PE25 1JN

"AGENT'S COMMENTS"

An extremely well presented, modern semi-detached house situated on a popular residential development in Ingoldmells. Ideally located for the local Primary school, shops, doctors and the beach, this property benefits from a private rear garden, driveway, ample kitchen/diner, downstairs cloakroom, outdoor decking seating area and is offered with no onward chain.

LOCATION

Ingoldmells home to the first Butlins Holiday Camp is a coastal village with sandy beaches in East Lincolnshire. It has a Primary school, doctor's surgery and other amenities including variety of shops, eateries and takeaways along with Fantasy Island amusement park. There are regular bus services to the coastal town of Skegness approx. 4 miles to the south. Skegness has a railway station, secondary schools both grammar & comprehensive, range of shops, supermarkets, a hospital & dentists. The neighbouring coastal village of Chapel St Leonards is approx. 3 miles to the north.



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Front Of Property

Approached via a tarmac driveway with space for 3 vehicles, Indian Stone slabbed footpath leading to the front door, small grassed area with borders of mature hedging.

Hallway

With LVT wood effect flooring and stairs leading to the first floor.

Lounge

14'1" x 12'6" (4.29m x 3.81m)

With carpeted flooring, marble effect fire surround housing electric fire and window to the front of the property.

Kitchen/Diner

15'10" x 9'5" (4.83m x 2.87m)

With a range of modern base and wall units, tiled splashbacks, composite resin sink with mixer tap, electric oven, ceramic hob, extractor hood, space and plumbing for washing machine, understairs storage cupboard, vinyl flooring, French Doors leading to the decked patio area and window to the rear of the property.

Cloakroom

5'10" x 2'11" (1.79 x 0.89)

With vanity sink storage unit, WC, heated towel rail, LVT wood effect flooring and window to the front of the property.

Landing

With galleried style landing, carpeted flooring, built in storage/airing cupboard, access to the loft space and window to the side of the property.

Bedroom One

12'1" x 9'3" max (3.68m x 2.82m max)

With carpeted flooring, recessed alcove and window to the rear of the property.

Bedroom Two

11'6" x 9'3" max (3.51m x 2.82m max)

With carpeted flooring and window to the front of the property.

Bedroom Three

8'2" x 7'4" (2.50 x 2.25)

With carpeted flooring, built in wardrobe and window to the front of the property.

Bathroom

6'0" x 6'5" (1.85 x 1.98)

With sink & WC vanity storage unit, bath with direct feed shower over and shower head mixer taps, part tiled walls, LVT wood effect flooring, extractor fan, vertical radiator and window to the rear of the property.

Rear Garden

Predominately laid to grass with mature trees and shrubs set in beds, decking area adjacent to the property, a variety of raised beds, small vegetable plot, slabbed footpath leads to the side gate, greenhouse, timber shed, covered slabbed seating area with pergola to the rear of the garden and having boundaries of closed board fencing.

Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 7609-3027-5205-2107-2204

Services

We understand that mains water, drainage, gas and electricity are connected to the property.

Local Authority

Council Tax Band 'B', payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

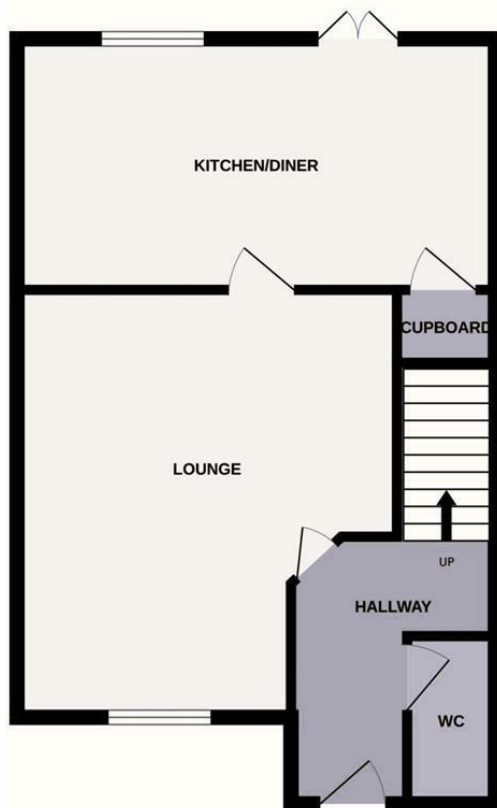
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

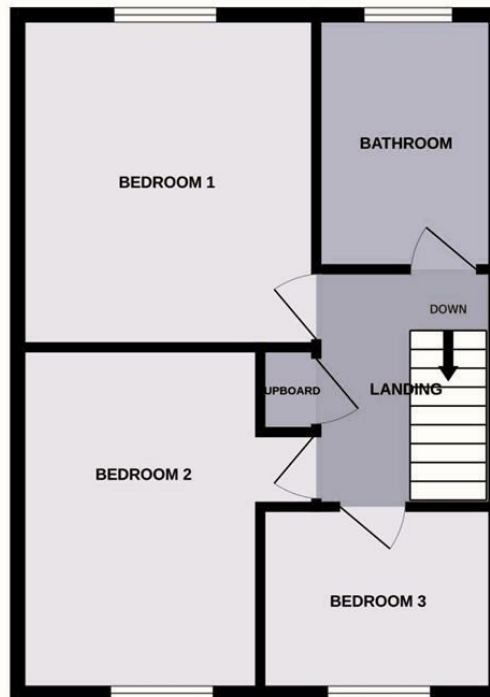
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GROUND FLOOR



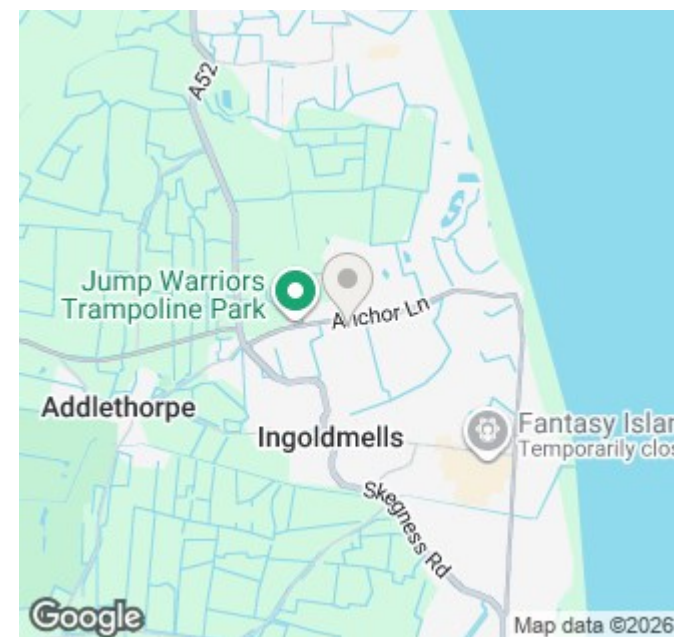
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

