



My Way, Hawthorn Way, Ingoldmells,  
Skegness, Lincs, PE25 1PQ



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£425,000 Freehold



## Key Features

- Beautifully Presented
- Spacious Bungalow
- 4/5 Bedrooms
- 20' Dining Kitchen, 24' Conservatory
- Master Bedroom With En-Suite
- Utility Room
- Double Garage
- Block Paved Driveway
- Lawned Gardens
- EPC Rating D



An individual and spacious 4/5 bedroom detached bungalow situated on the edge of a popular coastal village.

The accommodation comprises Entrance Hall, W.C Lounge, 20' Dining Kitchen, Utility Room, 24' Conservatory, Dining Room/Bedroom 5, Master Bedroom with En-Suite Shower Room, 3 further double Bedrooms and a family Bathroom. The bungalow is enclosed by a brick wall with electric vehicle gates opening onto a ample block paved parking, Double Garage and with lawned gardens.

Viewing is essential to appreciate this beautifully presented bungalow. EPC Rating D







## ACCOMMODATION

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

### ENTRANCE HALL 4.35m x 3.82m (14'4" x 12'6")

providing a spacious entrance with radiator, built in double doored storage cupboard.

### LOUNGE 6.05m x 3.94m (19'10" x 12'11")

With 2 radiators, fireplace surround with inset electric fire, pvc double doors with side windows opening to the:-

### CONSERVATORY 7.35m x 3.23m (24'1" x 10'7")

Of pvc construction with pitched polycarbonate roof, pvc double doors to the rear garden, 2 radiators.

### DINING KITCHEN 6.09m x 3.93m (20'0" x 12'11")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, composite sink unit with mixer tap over, space for range cooker with extractor hood above and stainless steel splashback, integrated dishwasher, integrated fridge, pvc window overlooking the rear garden, breakfast bar with cupboards below, radiator, T.V point, coving to ceiling, pvc double doors to the Conservatory.

### UTILITY ROOM 2.49m x 2.31m (8'2" x 7'7")

With base and wall units to match the kitchen, worksurfaces with tiled splashbacks, wine racks, radiator, pvc window and door to the side elevation.

### DINING ROOM / BEDROOM 5 3.27m x 3.5m (10'8" x 11'6")

With pvc window to the side elevation, radiator.

### W.C 1.98m x 1.05m (6'6" x 3'5")

With hand basin in a vanity unit, W.C, radiator, tiled walls, pvc window to the side elevation.

### INNER HALL

With access to roof space with pull down ladder.



### BEDROOM 1 4.47m x 4.12m (14'8" x 13'6")

With pvc window to the front elevation, built in wardrobes and bedside cabinets, coving to ceiling, radiator.

### EN-SUITE SHOWER ROOM

With a walk in shower enclosure, hand basin in a vanity unit, W.C, radiator, opaque pvc window to the side elevation.

### BEDROOM 2 3.48m x 2.97m (11'5" x 9'8")

With pvc window to the front elevation, radiator.

### BEDROOM 3 3.48m x 2.98m (11'5" x 9'10")

With pvc window to the front elevation, radiator.

### BEDROOM 4 3.93m x 3.05m (12'11" x 10'0")

With pvc window to the rear elevation, radiator, a range of built in furniture to one wall with mirror fronted wardrobes and dressing table.

### FAMILY BATHROOM 2.78m x 2.62m (9'1" x 8'7")

Fitted with a panelled bath with central mixer tap and hand shower attachment, walk in shower enclosure with mains shower and extractor, a range of furniture with inset hand basin and W.C with concealed cistern, tiled walls, opaque pvc window to the rear elevation.

### OUTSIDE

The property is enclosed by a low brick wall with wrought iron railings. Double wrought iron electric vehicle gates open onto a block paved drive providing ample parking and leading to the:-

### DOUBLE GARAGE 5.79m x 5.74m (19'0" x 18'10")

With electric vehicle door, floor standing oil central heating boiler, tiled floor, space and plumbing for washing machine, space for dryer.

Adjacent to the garage is a lawned garden area with inset tree and shrub borders.

Gates lead around to the enclosed rear garden which is mainly lawned with shrub beds and borders, inset trees, paved seating areas and a raised decked seating area with pergola over. Timber garden shed. Oil tank.



## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired 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.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band F - 2025/26 - £3,225.78

## 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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### Ground Floor

Approx. 230.8 sq. metres (2483.8 sq. feet)



Total area: approx. 230.8 sq. metres (2483.8 sq. feet)



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

