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4 Hides Close, Ingoldmells, PE25 1JT



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Offers over £290,000

When it comes to
property it must be


lovelle

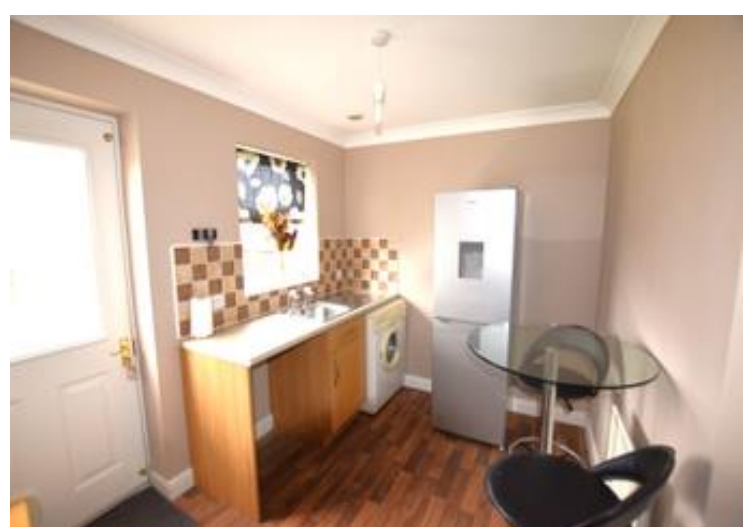
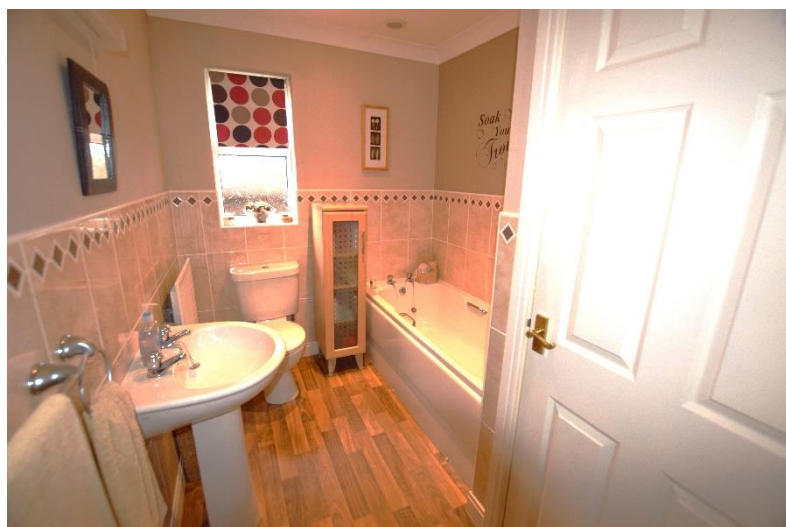
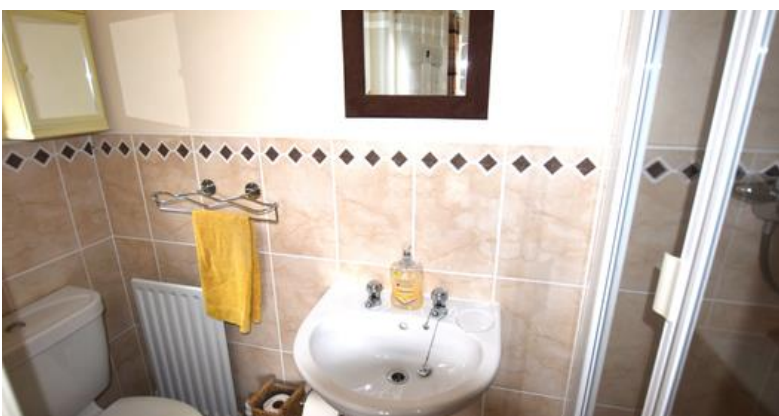


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Key Features

- Well Presented Detached Bungalow
- Three Bedrooms
- Conservatory
- Good Size Plot
- Garage
- Lounge/Diner
- EPC rating C
- Tenure: Freehold





Well presented executive detached bungalow with good size plot and conservatory in pleasant cul-de-sac location! The accommodation comprises; hallway, family bathroom, master bedroom with en-suite, two further bedrooms, lounge-diner with French doors to the conservatory, kitchen and utility room with gas central heating and UPVC double glazing. Outside there is a good size plot to the front and rear, driveway and integral single garage. Lovely cul-de-sac location with the beautiful sandy beach and village shops less than a mile away!

Hall

Cloaks storage cupboard, radiator, loft access (ladder and light) composite front door.

Bedroom One

3.76m x 3.53m (12.3ft x 11.6ft)

Upvc window to the front aspect, radiator, coving, door to;

En-Suite

Upvc window to the side aspect, low level WC, pedestal wash hand basin, shower cubical, radiator, tiled where appropriate, spotlights, extractor fan.

Bedroom Two

2.84m x 4.06m (9.3ft x 13.3ft)

Upvc window to the front aspect, radiator, coving.

Bedroom Three

2.9m x 2.04m (9.5ft x 6.7ft)

Upvc window to the front aspect, radiator, coving.

Bathroom

2.63m x 1.92m (8.6ft x 6.3ft)

Upvc window to the side aspect, panelled bath, pedestal wash hand basin, low level WC, radiator, 1/2 tiled walls, coving, spotlights, cupboard with radiator.

Kitchen

3.04m x 2.99m (10ft x 9.8ft)

Upvc window to the rear aspect, fitted base and wall cupboards with worksurface over, stainless steel sink, integrated gas hob with extractor over, integrated electric oven, space for under unit fridge, coving, door to;

Utility

2.96m x 2.26m (9.7ft x 7.4ft)

Upvc window to the rear, composite door to the rear aspect, base cupboards, stainless steel sink, space for washing machine and tumble dryer, radiator, door to garage.

Lounge Diner

7.32m x 4.04m (24ft x 13.3ft)

Upvc window to the rear, two radiators, coving, marble fireplace with gas fire, French doors to;

Conservatory

3.36m x 3.17m (11ft x 10.4ft)

Of brick and Upvc construction, French doors to the rear aspect.

Garage

2.82m x 5.51m (9.3ft x 18.1ft)

Central heating boiler, upvc window to side aspect.

Outside

To the front aspect is garden laid to artificial grass and various plants and shrubs, tarmac drive leads to integral single garage. Gated side access leads to the rear garden laid to patio and lawn with various trees plants and shrubs, summerhouse, enclosed by fencing.

Services

The property has mains gas, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located in a small modern development on the edge of the village in a pleasant cul-de-sac. Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office. The wonderful sandy beach is also just over half a mile from the property!

Directions

From Skegness proceed north on Roman bank/A52. Go past Butlins and into the village of Ingoldmells. Go past the Church and The Countryman Pub and at the next set of traffic lights turn right onto Anchor Lane. Turn right into Merrils Way then first right into Motrom Drive then right into Hides Close. The Property can be found marked by our for sale board.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

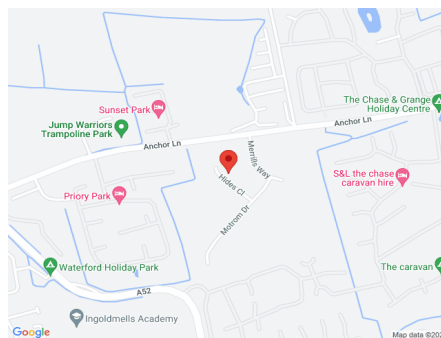
ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: - They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





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