



Laurels, Sea Lane,
Ingoldmells, PE25 1NU



£175,000

- NO CHAIN
- POULAR SEASIDE VILLAGE
- CLOSE TO THE BEACH
- 2 BEDROOMS
- FREEHOLD
- WET ROOM
- AMPLE PARKING
- GARAGE
- LARGE LAWNED GARDEN
- EPC RATING D



NO CHAIN. A two bedroom detached bungalow situated in the heart of this popular seaside village close to amenities and the beach. The accommodation comprises Entrance Hall, Kitchen being open to the Lounge, 2 Bedrooms and a Wet Room. The property provides ample off road parking, Garage and large lawned gardens. With pvc double glazing and gas central heating. EPC Rating D

ACCOMMODATION

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

ENTRANCE HALL

With pvc windows, radiator, access to roof space.

WET ROOM

1.85m x 1.75m (6'1" x 5'8")

With wetroom wall panelling and flush flooring with drain, mains shower, W.C, pedestal hand basin, heated towel radiator, opaque pvc window to the side elevation.

KITCHEN / DINER

4.38m x 2.48m (14'5" x 8'1")

Fitted with base and wall units, worksurfaces with matching splashbacks, inset 1 1/2 bowl stainless steel sink unit, built under oven with electric hob and extractor hood above, space and plumbing for washing machine, wall mounted gas central heating boiler, radiator, opening with step down to the:-



LIVING ROOM

4.81m x 2.08m (15'10" x 6'10")

With radiator, double glazed door with full height side screens opening onto the rear elevation and a further double glazed door with full height side screen opening onto the side elevation.

BEDROOM 1

3.05m x 2.86m (10'0" x 9'5")

With pvc window to the rear elevation, radiator.

BEDROOM 2

3.03m x 2m (9'11" x 6'7")

With pvc windows to the front and side elevations, radiator.

OUTSIDE

To the front is a lawned garden with a wooden gate opening onto a drive providing ample parking and leading to the rear set:-

GARAGE

5.55m x 2.77m (18'2" x 9'1")

Of sectional construction with up and over vehicle door, side door.

The large rear garden is mainly lawned with gravelled areas, timber garden shed and a Greenhouse.



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 A - 2025/26 - £1,488.82

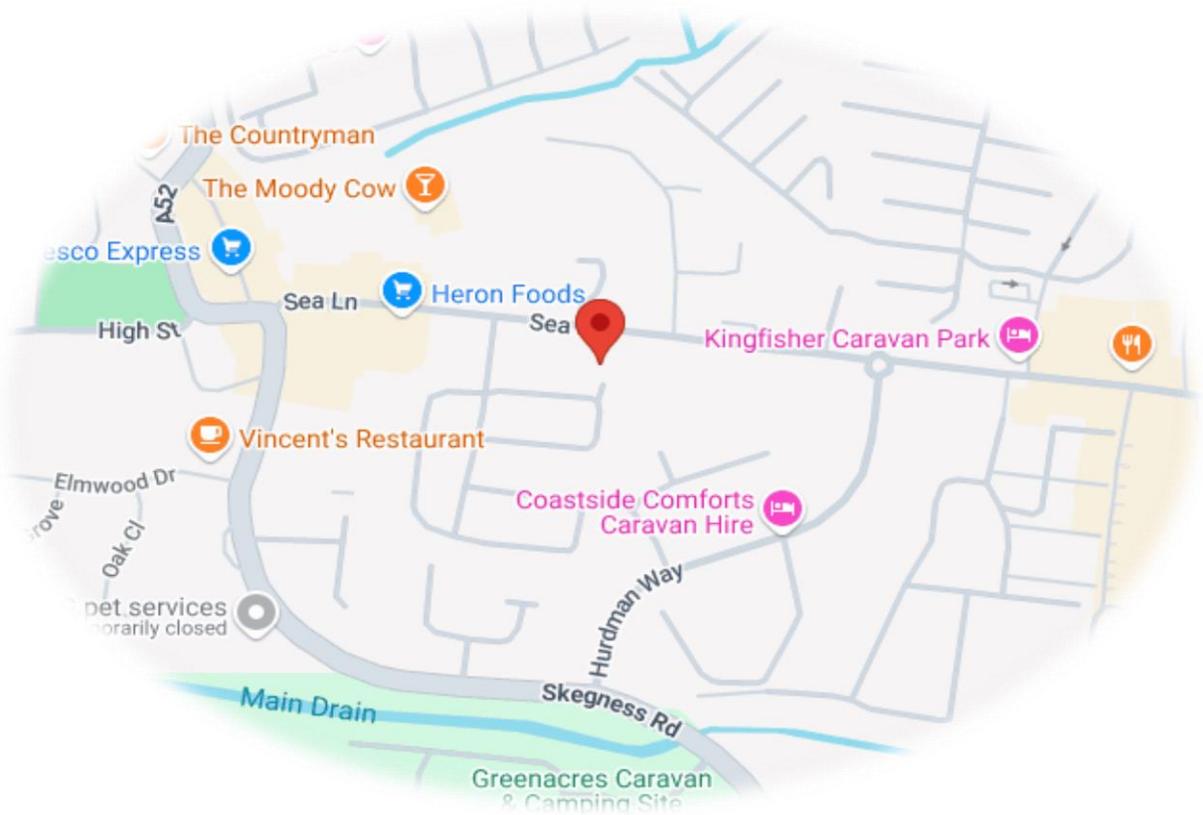
AGENTS NOTES

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. 51.3 sq. metres (552.5 sq. feet)



Total area: approx. 51.3 sq. metres (552.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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