



35 Ida Road

Skegness

A well presented spacious 4 Bedroom Detached House in a great location close to the town centre with front and rear gardens and Garage with off-road parking to the rear via a service road. With Hallway, Lounge, Sitting Room/4th Bedroom, Kitchen, Dining Room, Conservatory, WC. To the first floor are 3 Bedrooms, Bathroom and En-Suite to the Master Bedroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

SIDE ENTRANCE PORCH

With pvc double glazed entrance door with tiled floor and ceiling light point.

ENTRANCE HALL

With pvc double glazed entrance door, built in cupboard under stairs, stairs off.

LOUNGE

16' 7" x 12' 10" (5.05m x 3.91m)

With cast-iron wood burner set on composite marble hearth, radiator, pvc bay window to the front elevation.

SITTING ROOM/BEDROOM 4

16' 11" x 13' 0" (5.16m x 3.96m)

With radiator, pvc bay window to the front elevation.

DINING ROOM

13' 0" x 12' 4" (3.96m x 3.76m)

With radiator, built in storage cupboard, pvc door to the rear entrance porch, door into Kitchen and pvc doors leading into the Conservatory.

CONSERVATORY

19' 9" x 9' 0" (6.02m x 2.74m)

With pvc double glazed windows all around, laminate flooring, ceiling light fan, pvc double glazed door into the rear garden.

KITCHEN

11' 3" x 10' 7" (3.43m x 3.23m)

With wall and base units and worksurfaces with tiled splash backs, sink unit with mixer tap, integrated electric oven with hob and extractor fan above, space for fridge/freezer, space and plumbing for washing machine, wall mounted Worcester gas central heating boiler, wood effect flooring, pvc window to the rear elevation.



REAR ENTRANCE PORCH

With pvc door leading into the rear garden.

CLOAKROOM/WC

With WC, tiled floor.

LANDING

With access to the roof space with pull down loft ladder.

BEDROOM 1

16' 9" x 13' 0" (5.11m x 3.96m)

With built in wardrobes, radiator and pvc bay window to the front elevation.

EN-SUITE SHOWER ROOM

7' 6" x 7' 0" (2.29m x 2.13m)

With WC, hand basin set in vanity unit, corner shower enclosure, chrome towel rail, pvc window to the side elevation.

BEDROOM 2

16' 7" x 12' 10" (5.05m x 3.91m)

With pvc bay window to the front elevation, radiator.

BEDROOM 3

12' 4" x 9' 6" (3.76m x 2.90m)

With pvc window to the rear elevation, radiator.

STUDY/OFFICE

7' 0" x 5' 1" (2.13m x 1.55m)

With bookcase/shelving.

BATHROOM

16' 3" x 4' 9" (4.95m x 1.45m)

With panelled bath, WC, pedestal wash basin, chrome towel rail, 2 pvc windows to the rear elevation.





OUTSIDE

The front garden is majority stone chipped with a paved path leading to the entrance door.

The rear garden has a raised decked seating area with artificial lawn, steps leading down to lawn, gravelled borders, shrubbery, paved seating area, wide gravelled area for off road parking accessed through double gates from the service road.

GARAGE

Of brick construction with concrete floor.

TENURE

Freehold.

SERVICES

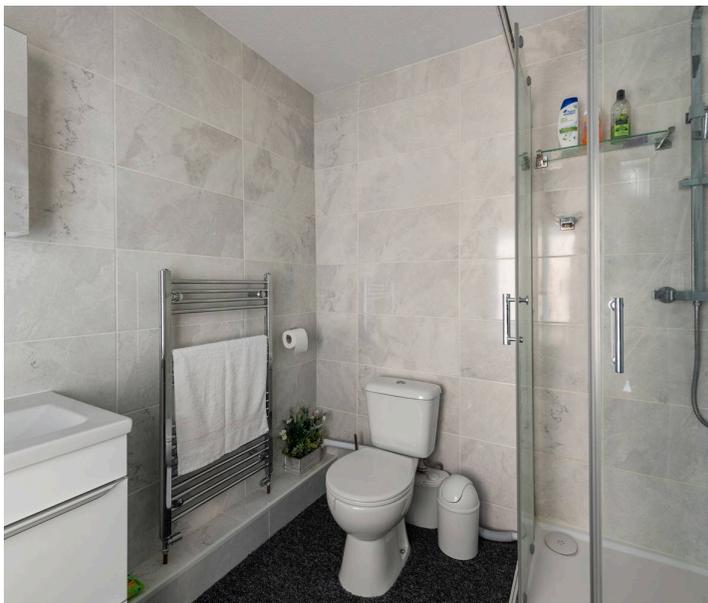
The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2025/26 - £2,319.67





ANTI-MONEY LAUNDERING REGULATIONS

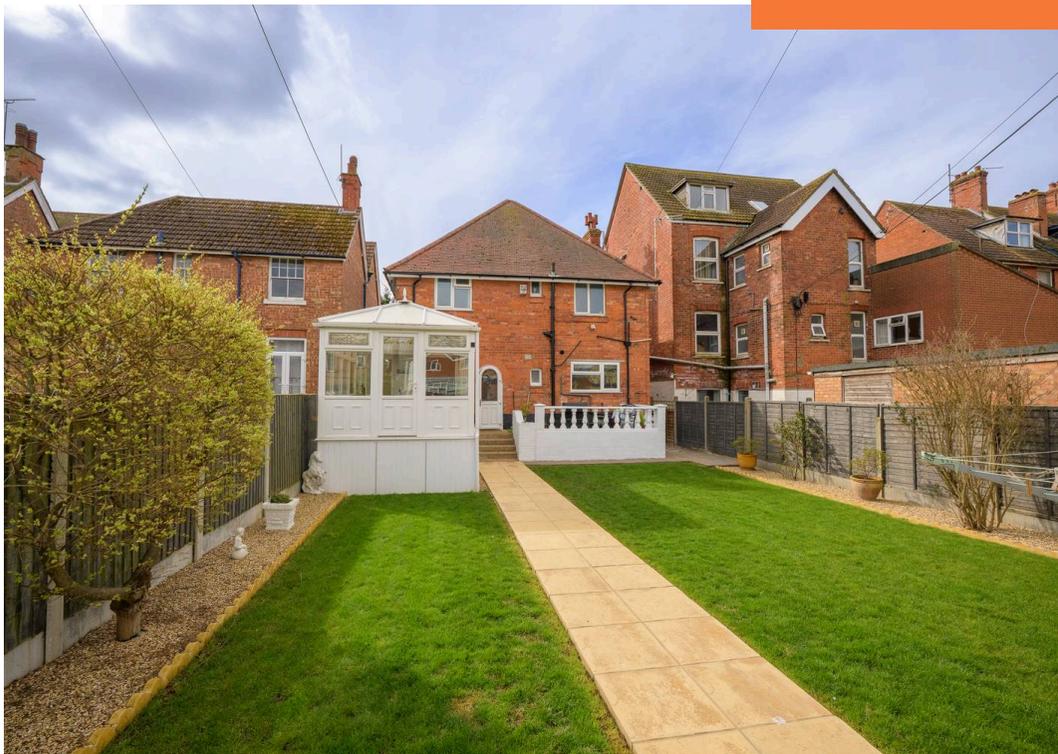
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



 **NEWTON FALLOWELL**



Ground Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.2 sq. feet)





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