



5 Old School Close, Ingoldmells

£145,000



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**Willsons**  
— SINCE 1842 —



# 5 Old School Close Ingoldmells, Skegness Lincolnshire, PE25 1FD

## "AGENT'S COMMENTS"

*A modern townhouse with 2 double bedrooms situated in a purely residential location close to the village centre, school and shops. The accommodation comprises: entrance lobby with wc, inner reception hall, dining kitchen, lounge, 2 first floor bedrooms and bathroom. The property benefits from gas fired central heating, Upvc double glazing, Upvc soffits and fascias, enclosed low maintenance rear garden with gate to rear parking area. The property is being sold with the benefit of 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.*



# Willsons

SINCE 1842

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<https://www.willsons-property.co.uk>

**Accommodation:**

Upvc double glazed door opens into the:

**Entrance Hall**

With wall mounted electric consumer unit, door to:

**Cloakroom**

With wc, wash hand basin, Upvc double glazed window to front, radiator.

**Reception Hall**

With stairs to the first floor with cupboard under, telephone point, radiator.

**Dining Kitchen**

14'8" x 7'8" (4.48m x 2.34m )

Equipped with a modern range of high gloss wall and base units with a return worksurface over, incorporating stainless steel single drainer sink with mixer tap, 4 ring electric ceramic hob with electric oven below and extractor hood over, wall mounted gas fired central heating boiler, space and plumbing for washing machine, breakfast bar with radiator below, appliance space, Upvc double glazed window to front.

**Lounge**

14'8" x 12'4" (4.48m x 3.77m )

Having a pair of Upvc double glazed patio doors opening onto the rear patio garden, radiator, TV point, telephone point.

**First Floor Landing**

Being galleried, having a radiator, access to loft space.

**Bedroom 1**

14'8" x 12'4" (4.49m x 3.76m )

Having Upvc double glazed window to rear, radiator, recessed double wardrobe.

**Bedroom 2**

12'6" x 7'8" (3.83m x 2.34m )

Having Upvc double glazed window to front, radiator, recessed over-stairs single walk-in wardrobe.

**Bathroom**

6'5" x 5'6" (1.97m x 1.7m)

Having a shaped shower bath with direct shower over and mermaid style boarding around, wash hand basin, wc, radiator, Upvc double glazed window to front.

**Exterior:**

The property fronts onto High Street and has steps which lead up to the block paved front path which gives access to the entrance door. A tarmac road off High Street gives vehicular access to the rear tarmac communal residents parking area over which the property has a designated car parking space. A hand gate opens into the enclosed rear paved patio garden with a pair of Upvc double glazed patio doors opening into the lounge.

**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.  
The vendor is currently waiting on probate.

**Services:**

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

**Local Authority:**

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

**Energy Performance Certificate:**

The property has an energy rating of 76C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 5290-3755-0722-7291-3223.

**Viewing:**

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

**Directions:**

To visit the property proceed North out of Skegness on the A52 coast road into Ingoldmells Village, turning left at the Church into High Street whereupon Old School Close will be found on the right hand side.







## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**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.

