



7, Old School Close, Skegness

£136,500



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**Willsons**  
SINCE 1842



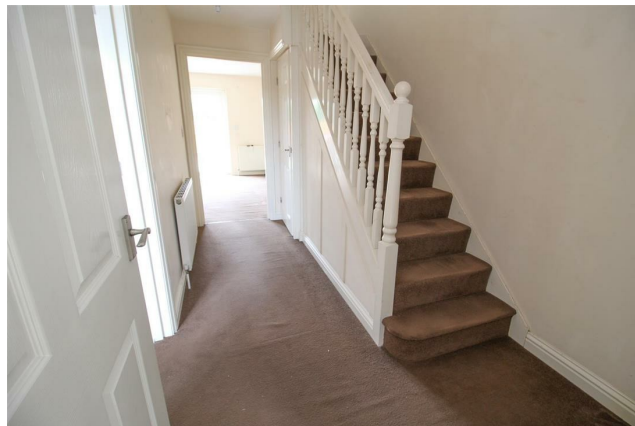
7, Old School Close,  
Ingoldmells, Skegness,  
Lincolnshire, PE25 1FD

### "AGENT'S COMMENTS"

*A modern townhouse with 2 double bedrooms situated in this residential location close to the centre of the village, school and shops. The accommodation comprises: entrance lobby, cloakroom, inner reception hall, dining kitchen, lounge, 2 first floor bedrooms and bathroom. The property benefits from gas fired central heating, Upvc double glazing, enclosed low maintenance style rear garden, off road parking, 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.*



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



### Accommodation

Upvc double glazed entrance door opens into the:

### Entrance Hall

With wall mounted electric consumer unit.

### Cloakroom

Comprising, wc, wash hand basin, Upvc double glazed window to front, radiator, extractor fan.

### Reception Hall

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

### Dining Kitchen

14'7" x 7'6" (4.45m x 2.29m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, 4 ring electric hob with electric oven below and extractor hood over, wall mounted gas fired central heating boiler, space and plumbing for washing machine, splash-back tiling, radiator, Upvc double glazed window to front.

### Lounge

14'7" x 12'3" (4.45m x 3.73m)

Having a pair of Upvc double glazed patio doors opening to the rear garden, radiator, TV & telephone points.

### First Floor Landing

With radiator, loft access.

### Bedroom 1

14'7" x 12'3" (4.45m x 3.73m)

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

### Bedroom 2

12'5" x 7'7" (3.78m x 2.31m)

Upvc double glazed window to front, radiator, recessed over-stairs wardrobe.

### Bathroom

6'5" x 5'7" (1.83m.1.52m x 1.70m)

Comprising bath, wc and wash hand basin, radiator, Upvc double glazed window to front, splash-back tiling, extractor fan.

### Exterior

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

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

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

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. 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.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 2098-3932-8209-9047-4204.

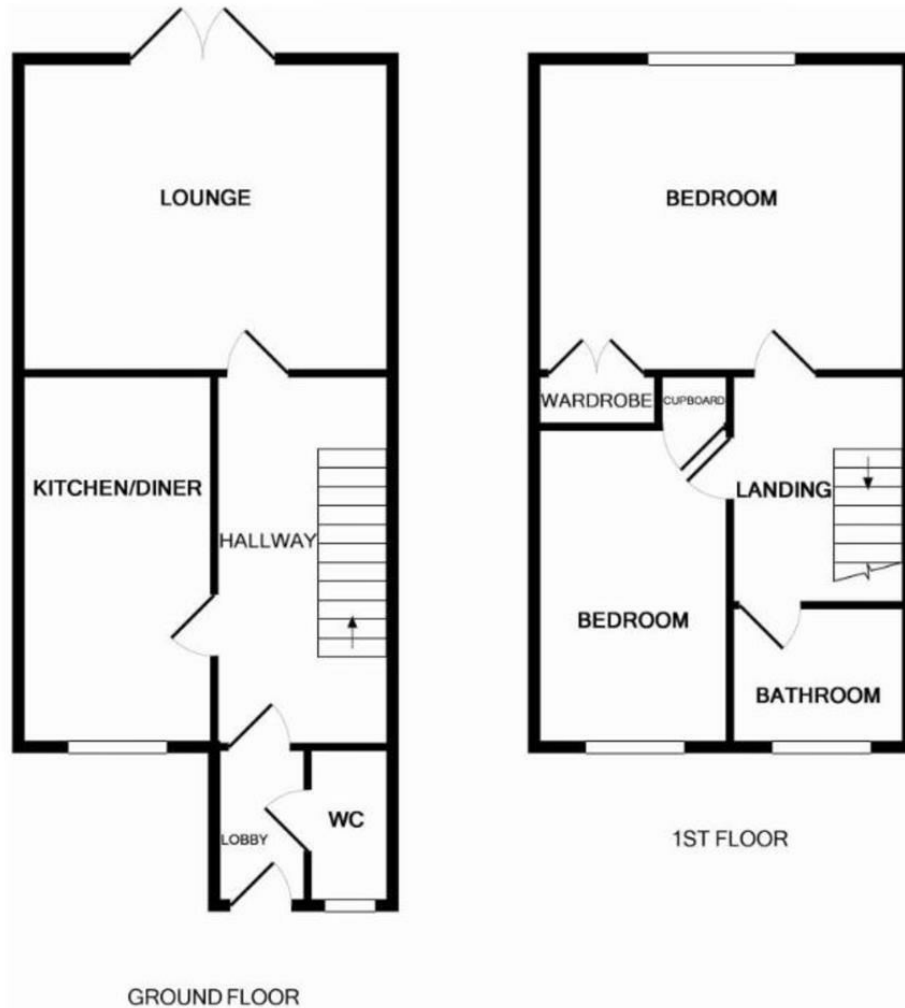
### Viewing

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 the property 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.

