

NEWTON FALLOWELL

25 Festival Avenue, Ingoldmells - PE25 1QF

£160,000

25 Festival Avenue

Ingoldmells, Skegness

A semi detached house in the popular coastal village of Ingoldmells just a short walk to the local amenities with frontage parking and good size gardens. The accommodation comprises entrance hall, 15ft lounge, 15ft kitchen diner, two double bedrooms and bathroom. Viewing essential. EPC rating C

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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ACCOMMODATION
Entrance is on the front elevation via a double glazed door to the:-

ENTRANCE HALL
With radiator, stairs to first floor and stairlift.

LIVING ROOM
15' 11" x 11' 3" (4.84m x 3.44m)
With pvc window to the front elevation, radiator, fireplace surround with inset electric fire, pvc patio doors to the rear elevation.

DINING KITCHEN
15' 9" x 13' 5" (4.81m x 4.08m)
Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in oven with electric hob and extractor hood above, space and plumbing for washing machine, further appliance spaces, tiled floor, understairs storage cupboard, radiator, pvc windows to the front and rear elevations, pvc door to the side elevation.

1ST FLOOR LANDING
With pvc window to the rear elevation, access to roof space.

BEDROOM 1
14' 2" x 9' 8" (4.33m x 2.95m)
With pvc window to the side elevation, radiator, built in mirror fronted wardrobes, built in cupboard.

BEDROOM 2
11' 3" x 9' 9" (3.44m x 2.98m)
With pvc window to the front elevation, radiator, built in cupboard.

BATHROOM
8' 2" x 5' 10" (2.49m x 1.78m)
Fitted with a panelled bath with Triton electric shower and screen over, pedestal hand basin, W.C, tiled walls and floor, heated towel radiator, airing cupboard housing the gas central heating boiler, opaque pvc window to the rear elevation.

OUTSIDE
To the front the property is gravelled to provide off street parking. A gate from the drive opens onto a lawned side garden with gravelled garden beds and mature shrubs which extend around to the rear with gravelled and paved area, a decked patio seating area and timber garden shed.

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 - 2026/27 - £1,530.58





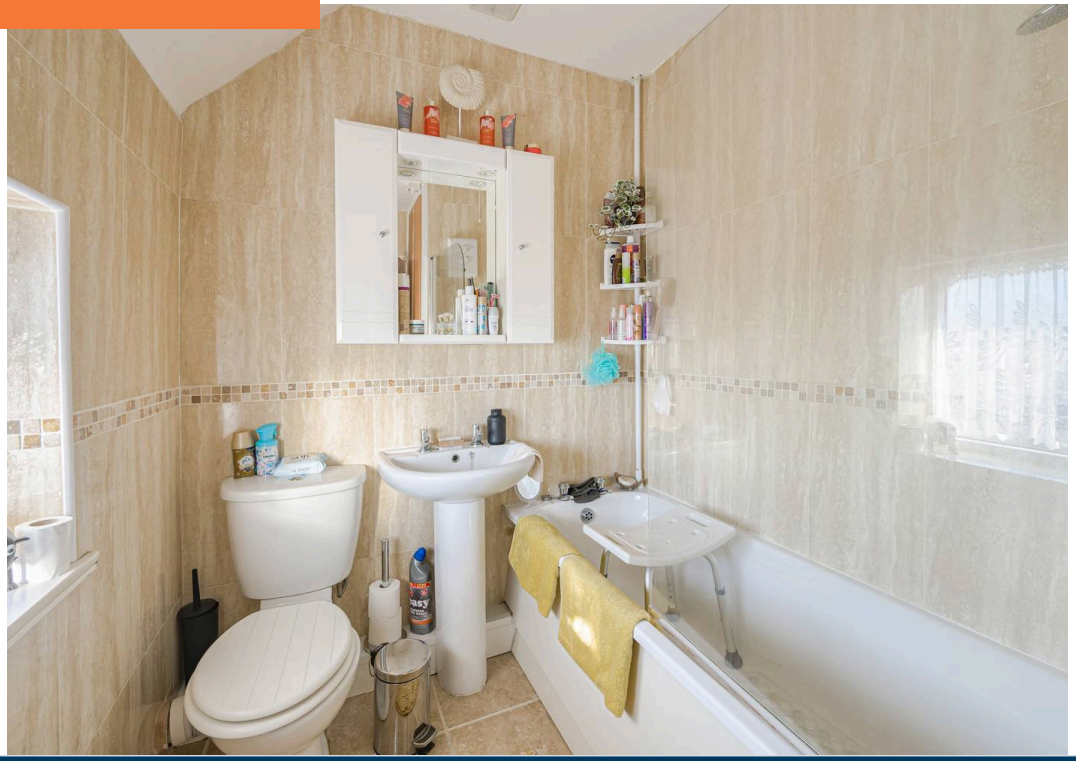






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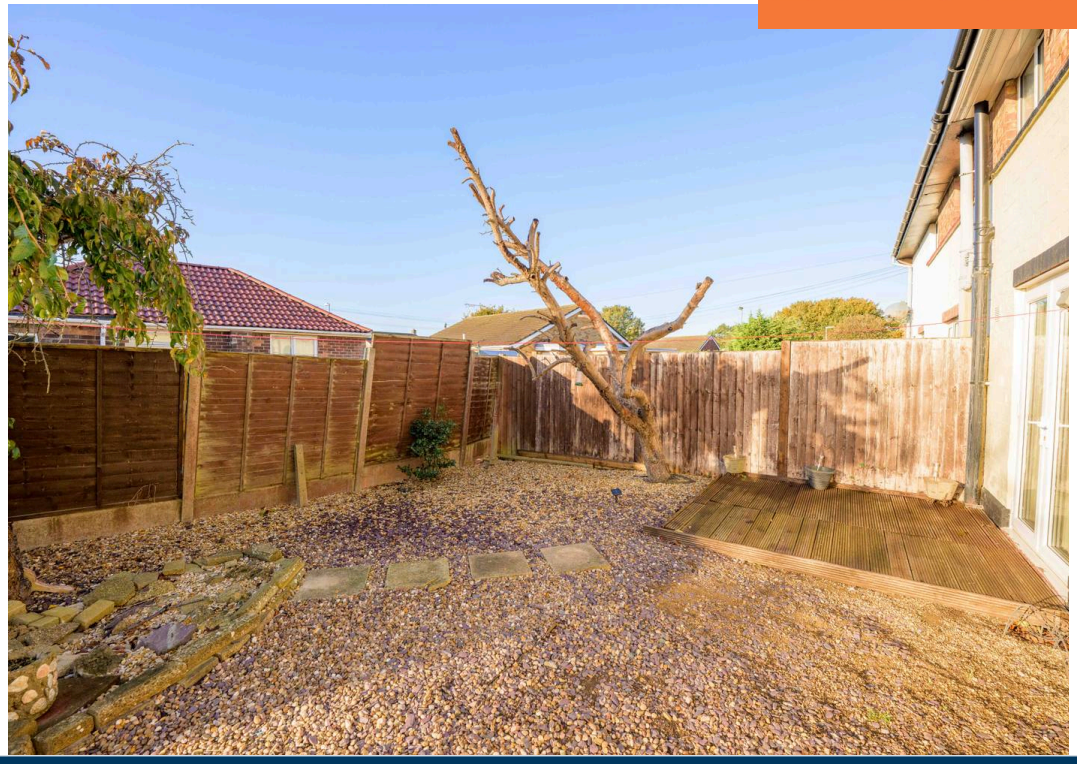
AGENTS NOTES

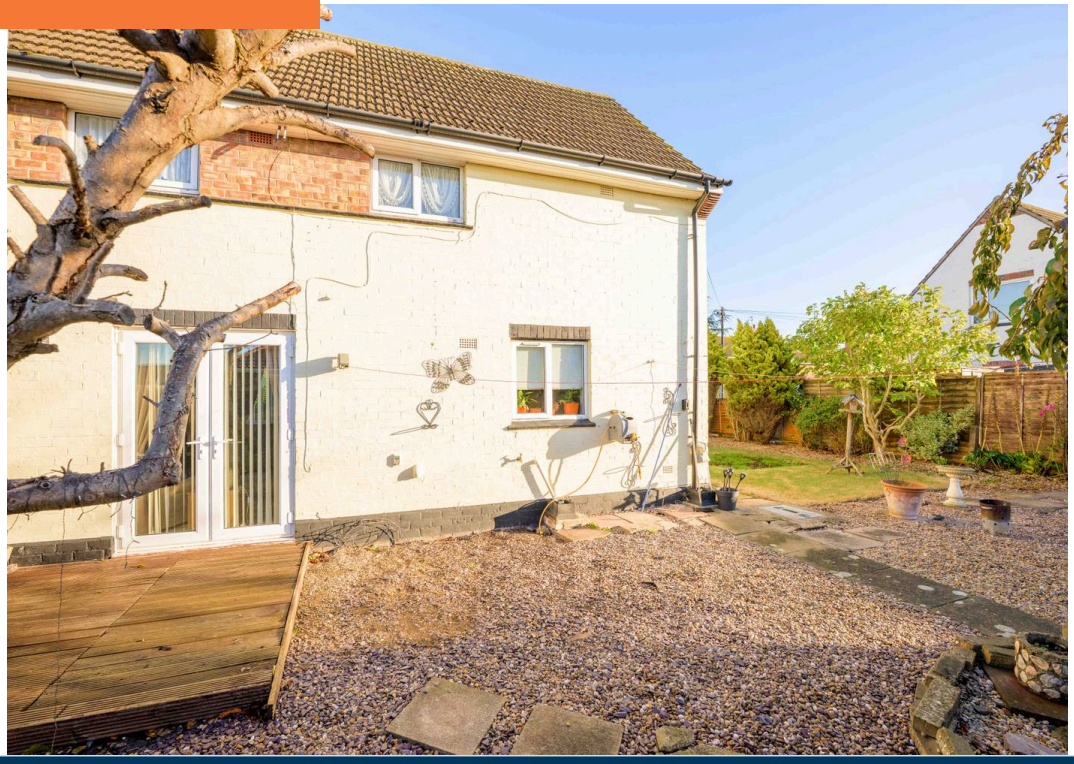
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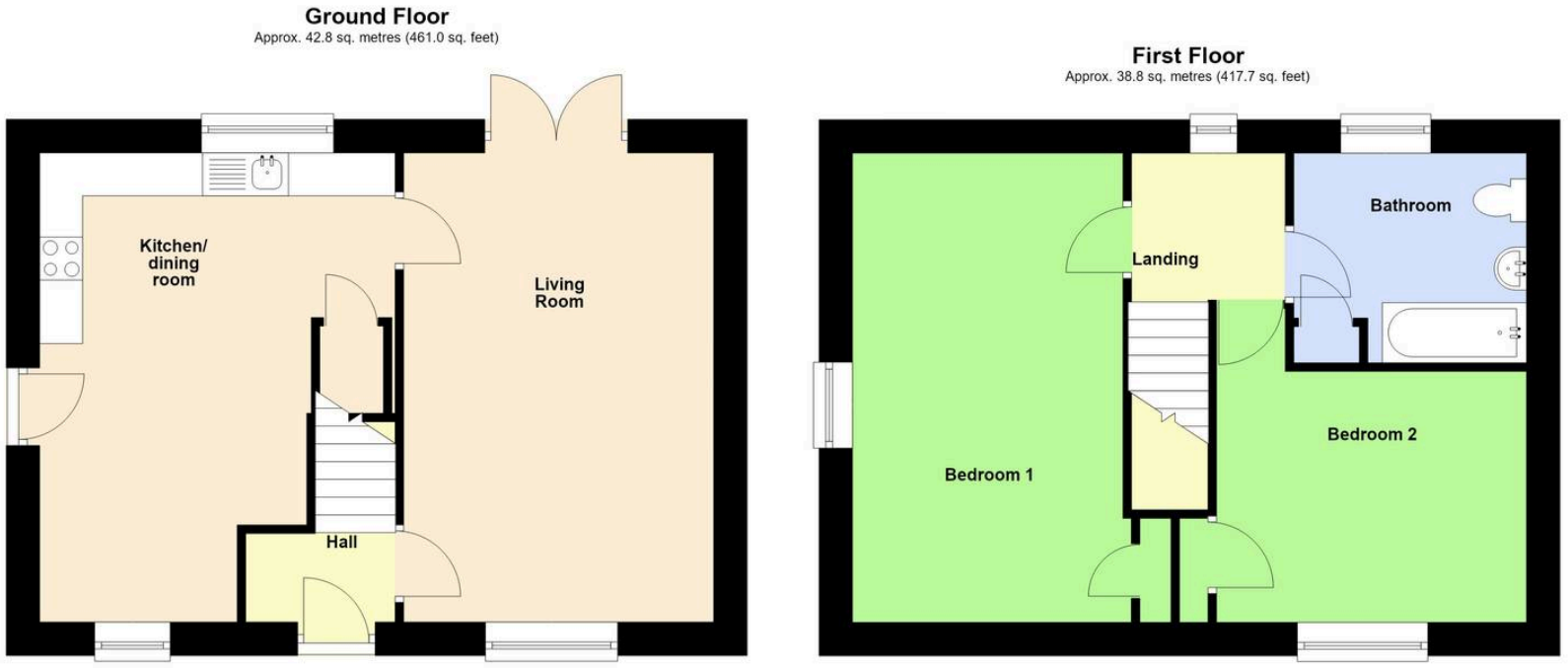




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Total area: approx. 81.6 sq. metres (878.6 sq. feet)

Newton Fallowell Estate Agents

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