



Merrills Way, Ingoldmells SKEGNESS PE25 1JN

welcome to

Merrills Way, Ingoldmells SKEGNESS

Located in the popular coastal village of Ingoldmells, this well-presented three bedroom semi-detached home offers a lounge, open plan kitchen/diner, downstairs WC, enclosed rear garden and off-road parking, ideally situated close to local amenities, transport links and the beach.

Entrance Hall

Welcoming entrance hall with airing cupboard and loft hatch.

Downstairs WC

Fitted with wash hand basin, WC, and window to front aspect.

Lounge

14' x 12' 4" (4.27m x 3.76m)

A bright and comfortable reception room with window to the front elevation, electric fireplace, radiator, and access through to the kitchen.

Kitchen/Diner

15' 8" x 10' (4.78m x 3.05m)

Open plan kitchen/diner fitted with a range of wall and base units with work surfaces over incorporating sink unit and drainer. Integrated cooker with extractor over and space for appliances including washing machine and fridge/freezer. Ample dining space with patio doors opening onto the rear garden.

Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m)

A spacious double bedroom with fitted wardrobes, radiator, and window to the rear elevation.

Bedroom Two

11' 6" x 7' 7" (3.51m x 2.31m)

A further double bedroom with radiator and window to the front elevation.

Bedroom Three

8' 2" x 7' 5" (2.49m x 2.26m)

A single bedroom with fitted wardrobe space and window to the front elevation.

Bathroom

Fitted with a three-piece suite comprising panel bath with shower over, wash hand basin, WC, radiator, and obscured window to the rear elevation.

Front Garden

Compromises of a low maintenance lawn area with a driveway that fits up to two vehicles, and provides off road parking for an additional vehicle to the front of the property.

Rear Garden

Enclosed rear garden mainly laid to lawn with patio seating area, pergola, greenhouse, a shed with raised vegetable beds to the rear and gated access from the front of the property.





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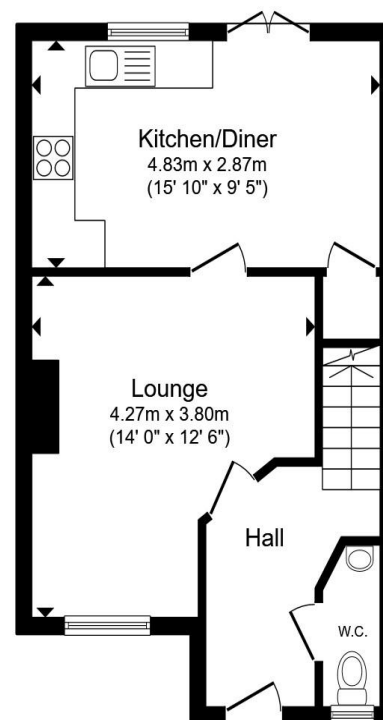
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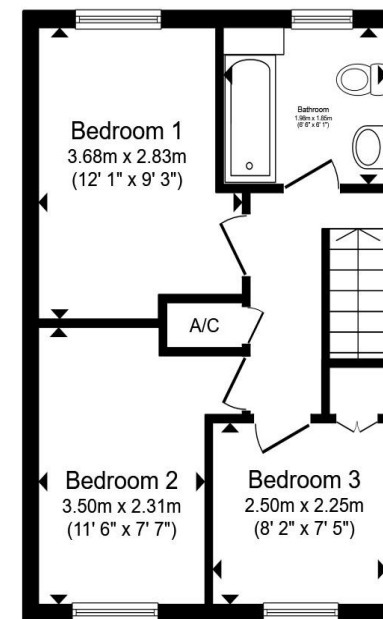
- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Separate Lounge
- Family Bathroom & Downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£200,000



Ground Floor



First Floor

Total floor area 73.0 m² (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG110312 - 0003

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