



Country Kennels Ingoldmells Road,SKEGNESS PE24 4TZ

welcome to

Country Kennels Ingoldmells Road, SKEGNESS

Linked Cottage-Style Home with Open Field Views

Situated along al country road on the outskirts of Skegness, Offering a kitchen, lounge-diner, wet room, 3 bedrooms and beautiful open field views to both the front and rear.

Entrance Porch

Accessed via a door from the front of the property leading into the entrance porch which leads into the Lounge/ Diner.

Lounge/ Diner

25' 7" x 12' 4" (7.80m x 3.76m)

A spacious Lounge/ Diner with open brick fireplace with log burner, 2 x radiators and windows to three elevations.

Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

With wall, base and drawer units with worktop space over, inset sink and drainer, under counter appliance space, integrated oven and hob, radiator and window.

Inner Hallway

With stairs leading to the first floor and downstairs Wc off hallway.

Downstairs Wc

With Wc, hand basin and door leading out to the side of the property.

Bedroom 1

13' 9" x 12' 3" (4.19m x 3.73m)

Double bedroom with radiator, window to front elevation and built in wardrobe/cupboard space.

Bedroom 2

12' 4" into recess x 10' 11" (3.76m into recess x 3.33m)

Double bedroom with radiator and window to front elevation.

Bedroom 3

11' 7" x 8' 1" (3.53m x 2.46m)

With radiator and window to rear elevation.

Wet Room

Wet Room with Wc, wash basin and window to rear elevation.

External

With ample driveway parking to the front of the property for up to 3 vehicles. The garden wraps around from the front of the property to the side with a decking area and open field views. There is also a large workshop/storage shed.

Agents Note

The property has owned solar panels, please speak with our Office for further information.





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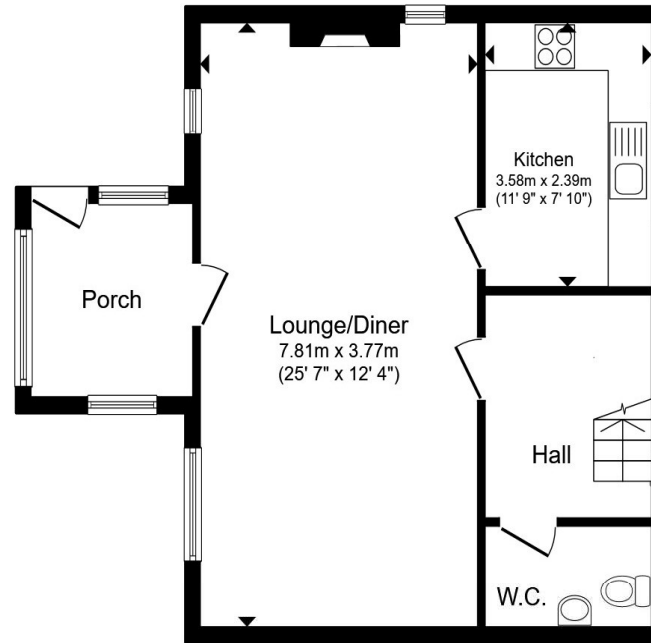
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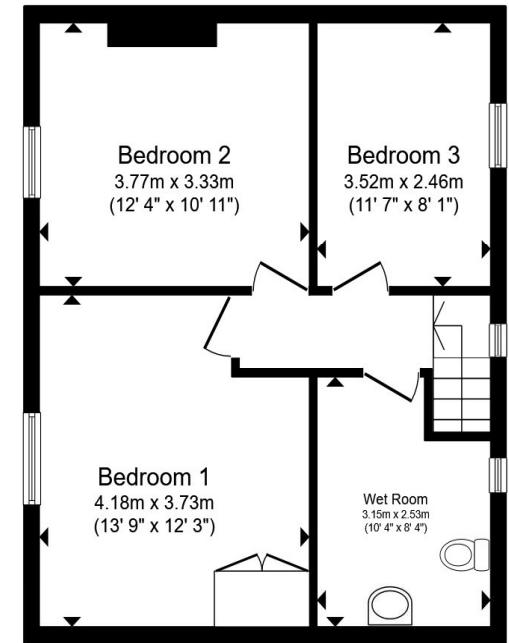
- Three bed linked house
- Lounge/ Diner
- Front & Rear Gardens
- Open Field Views
- Driveway Parking

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

£240,000



Ground Floor



First Floor

Total floor area 94.8 m² (1,021 sq.ft.) approx

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Property Ref:
SKG110444 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



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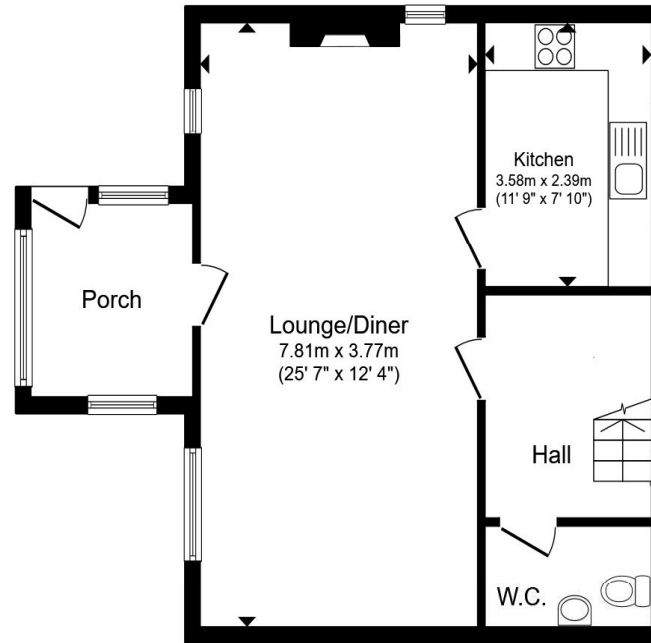
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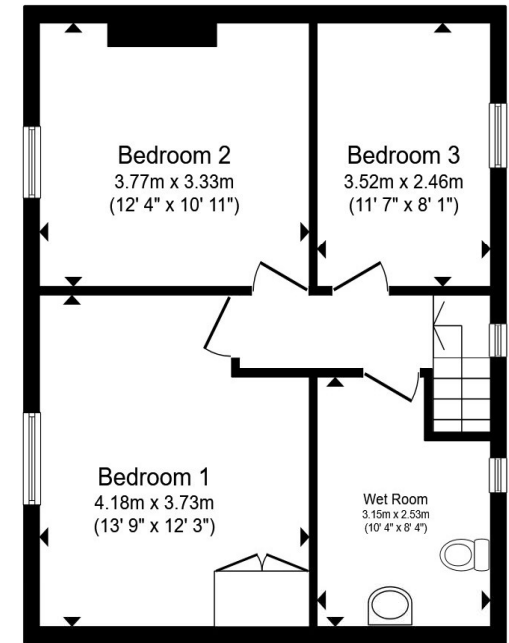
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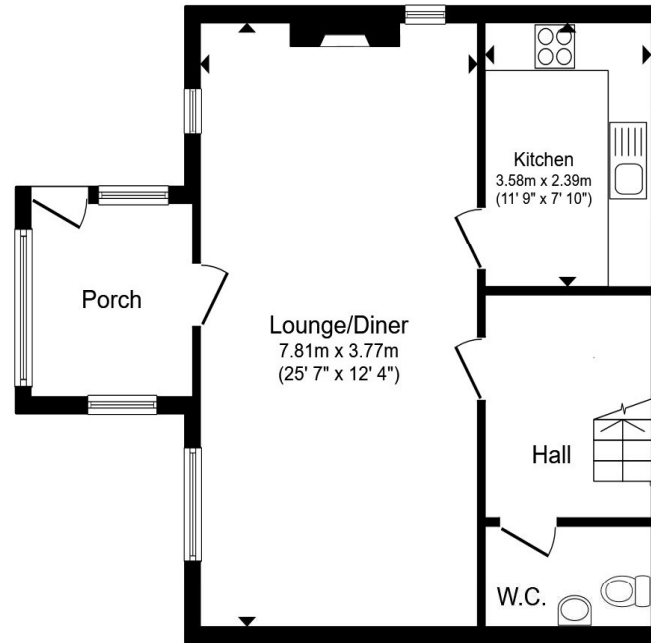
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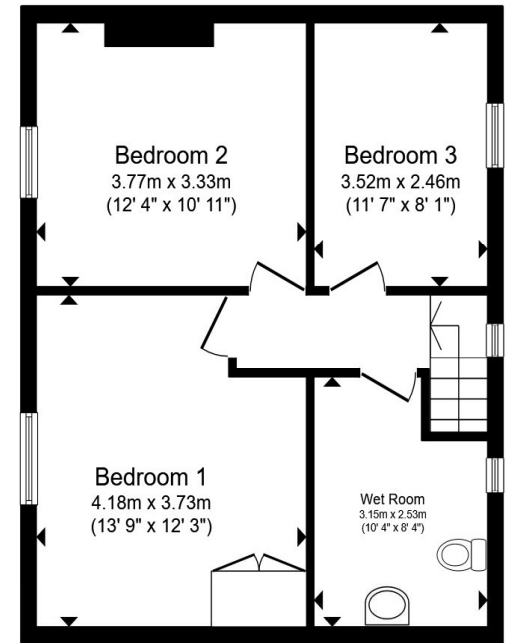
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