



91 Skegness Road, Burgh le Marsh, Skegness

£200,000



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**Willsons**  
SINCE 1842



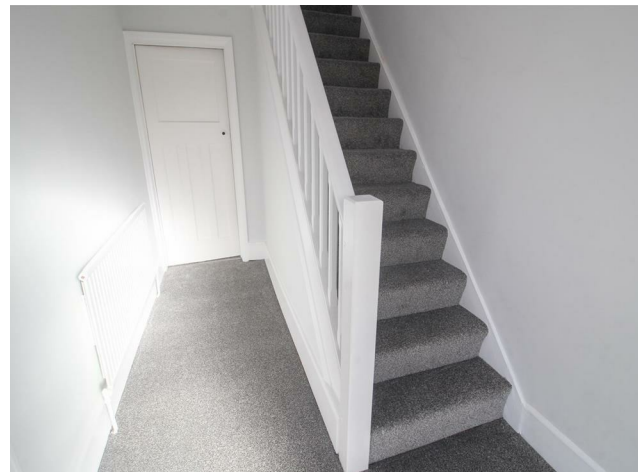
91 Skegness Road  
Burgh le Marsh, Skegness  
Lincolnshire, PE24 5LL

### "AGENT'S COMMENTS"

*An extensively modernised semi-detached 3 bedroom House situated on the outskirts of this popular market town. The accommodation comprises: Reception hall, lounge, dining room, kitchen, utility-cloakroom, 3 first floor bedrooms and bathroom. Having the benefit of gas fired central heating to radiators, Upvc double glazed windows and doors, parking and front and rear lawned gardens. Being offered for sale with NO ONWARD CHAIN.*

### LOCATION

*Burgh le Marsh with it's primary school, doctor's surgery, shops including bakers, antique centre and convenience stores, pubs and restaurants and other amenities is situated approximately 5 miles inland from the coastal resort of Skegness on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies, Secondary Schools, both grammar and comprehensive, a hospital and train station located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*



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### Accommodation

Upvc double glazed entrance door with open canopy over opens into the

### Reception Hall

With radiator and stairs to the first floor landing.

### Lounge

14'8" x 10'3" max (4.47m x 3.12m max)

With radiator, Upvc double glazed front bay window, television point, large opening into the

### Dining Room

16'6" x 10'9" max (5.03m x 3.28m max)

With radiator, Upvc double glazed side window, recessed understairs cupboard with Upvc double glazed window and gas meter.

### Kitchen

13'4" x 8'2" (4.06m x 2.49m)

Refitted with a range of shaker style grey panelled wall and base kitchen units with roll edged work surface incorporating stainless steel single drainer sink and mixer taps, 4 ring ceramic hob with concealed hood over and electric single oven below. Space and plumbing for washing machine, space for appliance, radiator, single glazed window panel looking into the dining room, Upvc double glazed side and rear windows.

### Utility Porch

4'10" x 3'1" (1.47m x 0.94m)

With a double base unit, Upvc double glazed exterior door and a door into the

### Cloakroom

4'10" x 2'5" (1.47m x 0.74m)

With wc and Upvc double glazed rear window.

### First Floor Landing

Being galleried with Upvc double glazed side window.

### Bedroom 1

12' x 10'5" max (3.66m x 3.18m max)

with rad, Upvc double glazed front window.

### Bedroom 2

11'3" x 10'7" max (3.43m x 3.23m max)

With a built in range of wardrobes to one wall with 4 sliding doors, 2 being mirrored, radiator, Upvc double glazed rear window.

### Bedroom 3

9'2" x 5'10"/2'6" (2.79m x 1.78m/0.76m)

With radiator, Upvc double glazed front window.

### Bathroom

8' x 4'11" (2.44m x 1.50m)

With panelled bath with electric shower over, wc, wash hand basin, chrome ladder style towel rail, airing cupboard with gas fired central heating boiler, Upvc double glazed rear window.

### Exterior

Having lawned front and rear gardens with a granite chipped drive to the side of the property.

### Tenure and Possession

The property is freehold with vacant possession upon completion.

### Services

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

### Local Authority

Council Tax Band 'A' payable to the 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 '71 C'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9360-2660-4220-2822-2235.

### Directions

Proceed out of Skegness on the A158 Burgh Road and continue out of Skegness to Burgh le Marsh. At the roundabout turn left onto Skegness Road. The property will be found on the right hand side next to the pair of houses which are being constructed.

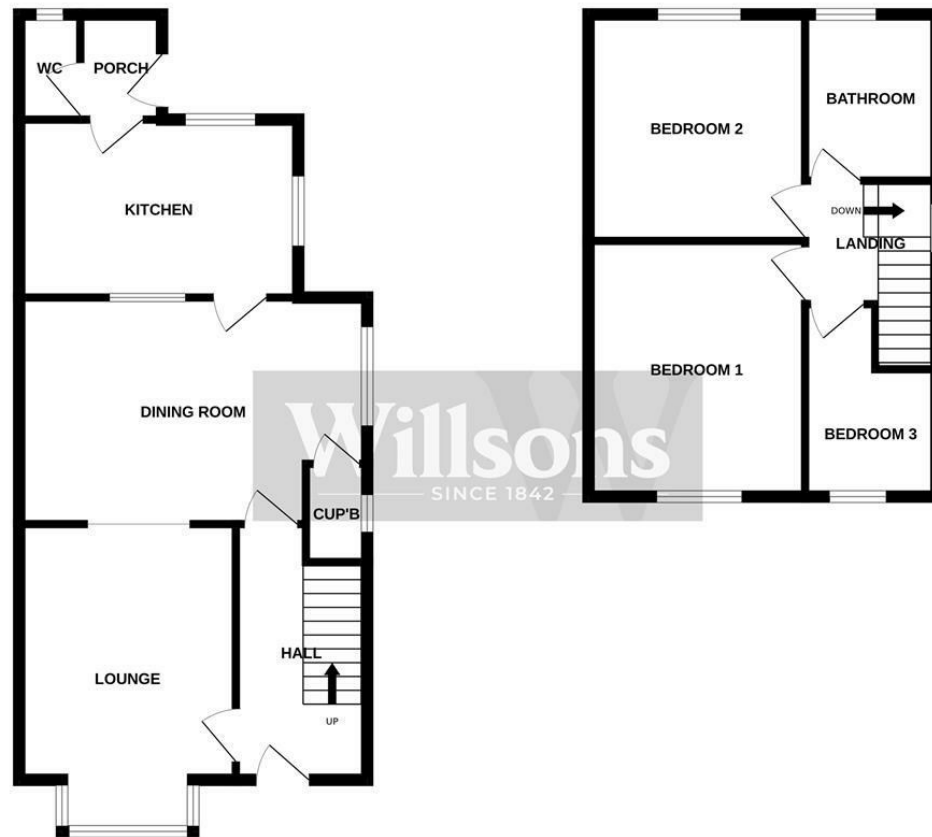
### Viewing

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



GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**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.



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