



16 Chapman Avenue, Burgh Le Marsh, Skegness

£210,000



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Willsons
SINCE 1842

16 Chapman Avenue
Burgh Le Marsh, Skegness
Lincolnshire, PE24 5LY

"AGENT'S COMMENTS"

A spacious detached 3 bedroom bungalow situated in the popular market town of Burgh le Marsh being convenient for the local amenities. The accommodation comprises: entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom, having the benefit of Upvc double glazing, Upvc clad Soffits and Facias and gas fired central heating, driveway, garage and gardens. Some modernisation required. Being offered for sale with the benefit of No onward chain.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, 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 are located in Skegness along with a range of supermarkets and shops, leisure facilities including golf courses, swimming pools, cinema and theatre.

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Accommodation:

Access is gained via a Upvc double glazed entrance door opening into the:

Entrance Hall

With coving to ceiling, loft hatch, recessed store cupboard, airing cupboard housing the gas fired central heating boiler.

Kitchen

14'8" max x 8'9"

Equipped with a range of wall and base units with worksurfaces incorporating 1 & 1/2 bowl sink unit with mixer tap, gas oven range with four ring hob, splash-back tiling, tiled floor, space and plumbing for dishwasher, 2 appliance spaces, space and plumbing for washing machine, inset ceiling spotlights, Upvc double glazed rear window and exterior door.

Lounge

17'11" x 12'8"

Having a decorative fireplace, coving to ceiling, dado rail, TV point, Upvc double glazed patio doors with side screens opening to the rear garden, opening to:

Dining Room

9'9" x 8'9"

Upvc double glazed bow window, coving to ceiling, dado rail.

Bedroom 1

11'6" x 11'0"

Having a range of built-in bedroom furniture to one wall, radiator, Upvc double glazed window to front, coving to ceiling.

Bedroom 2

14'8" / 11'8" x 8'8"

Upvc double glazed window to rear, radiator, coving to ceiling,

Bedroom 3

11'7" x 6'6"

Upvc double glazed window to front, radiator, coving to ceiling, inset ceiling spotlights.

Bath-Shower Room

10'1" x 5'4"

Equipped with a panelled bath, wc, wash hand basin, shower cubicle with electric shower, coving to ceiling, Upvc double glazed window to side.

Exterior:

The property has lawned garden to front with shrub borders, a concrete drive providing parking and leads to the side of the property and to the:

Garage

With up and over door.

Rear Garden

The enclosed rear garden is mainly laid to lawn and has a paved patio area and shrub borders, pond and garden shed.

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 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate:

The property has an energy rating of 68 D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2337-2028-8200-0622-9202.

Viewing:

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



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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.

