

Plot 7, The Common, Burgh-le-Marsh

£225,000



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Willsons
— SINCE 1842 —

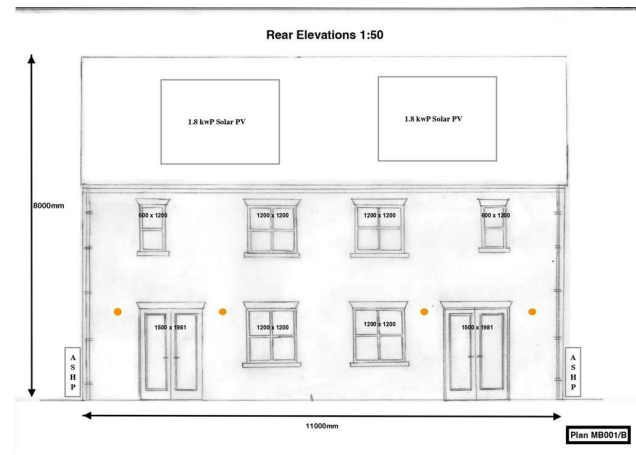
Plot 7, The Common, Burgh-le-Marsh, Skegness, Lincolnshire, PE24 5HL

"AGENT'S COMMENTS"

Willsons are pleased to offer the opportunity to acquire a new build semi-detached property on a small development in the popular village of Burgh-le-Marsh. Ready in summer 2026 and purchased 'off plan' these properties have the benefit of an allowance for the selection of kitchen and bathrooms and include a solar PV system, air source heat pump and EV charging points making them ideal for any buyer looking for an economical and modern property.

LOCATION

Burgh Le Marsh with its primary school, doctor's surgery and shops including bakers, convenience stores, pubs, restaurants and social group activities 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 swimming pools, cinema and theatre.



Willsons

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Kitchen

13'5" x 13'1" (4.1 x 4)

Fully fitted kitchen - Selection allowance TBC and window to the front of the property.

Cloakroom/WC

Lounge/Diner

16'8" x 13'5" (5.1 x 4.1)

With window and patio doors to the rear of the property giving access to the garden.

Bedroom One

13'5" x 9'10" (4.1 x 3)

With window to the rear of property and carpeted flooring.

Bedroom Two

13'5" x 9'2" (4.1 x 2.8)

With window to the front of property and carpeted flooring.

Bedroom Three

10'2" x 7'2" (3.1 x 2.2)

With window to the rear of property and carpeted flooring.

Bathroom

5'10" x 5'10" (1.8 x 1.8)

Selection allowance TBC and window to the rear of the property.

Services

Mains water and electricity will be connected to the property. Mains drainage will be connected to the site, with the site being serviced by a private, communal pumping station leading to the main. Heating is via an Air Source Heat Pump (Spec TBC, assumed 3.5kw system). The property will have the benefit of a 1.8kw Solar PV System.

Management Company

Each property will be liable for an annual service charge of £300 which is payable to Trinity Gardens Burgh Ltd. The management company has been formed to manage the internal roadway, communal areas and private drainage system. Each property owner will be gifted a share in the management company upon completion.

Energy Performance Certificate

TBC - Anticipated 'A' rating.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

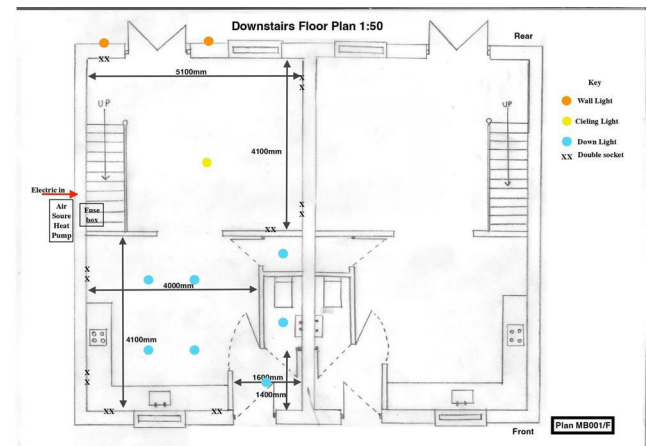
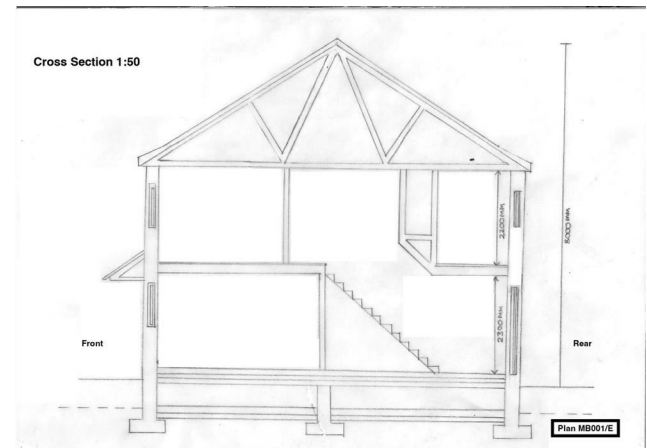
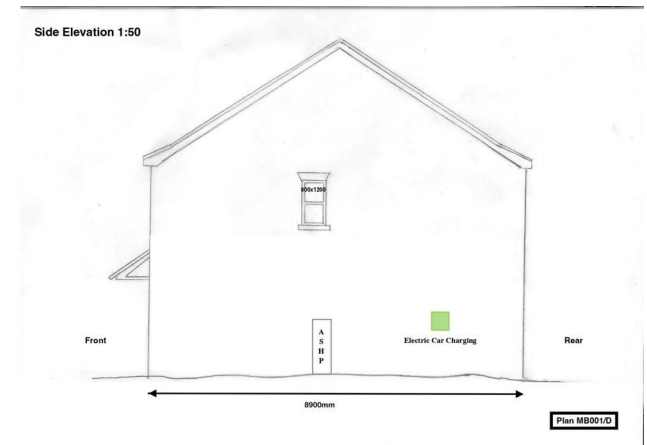
Council Tax Band is TBC for each property, payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

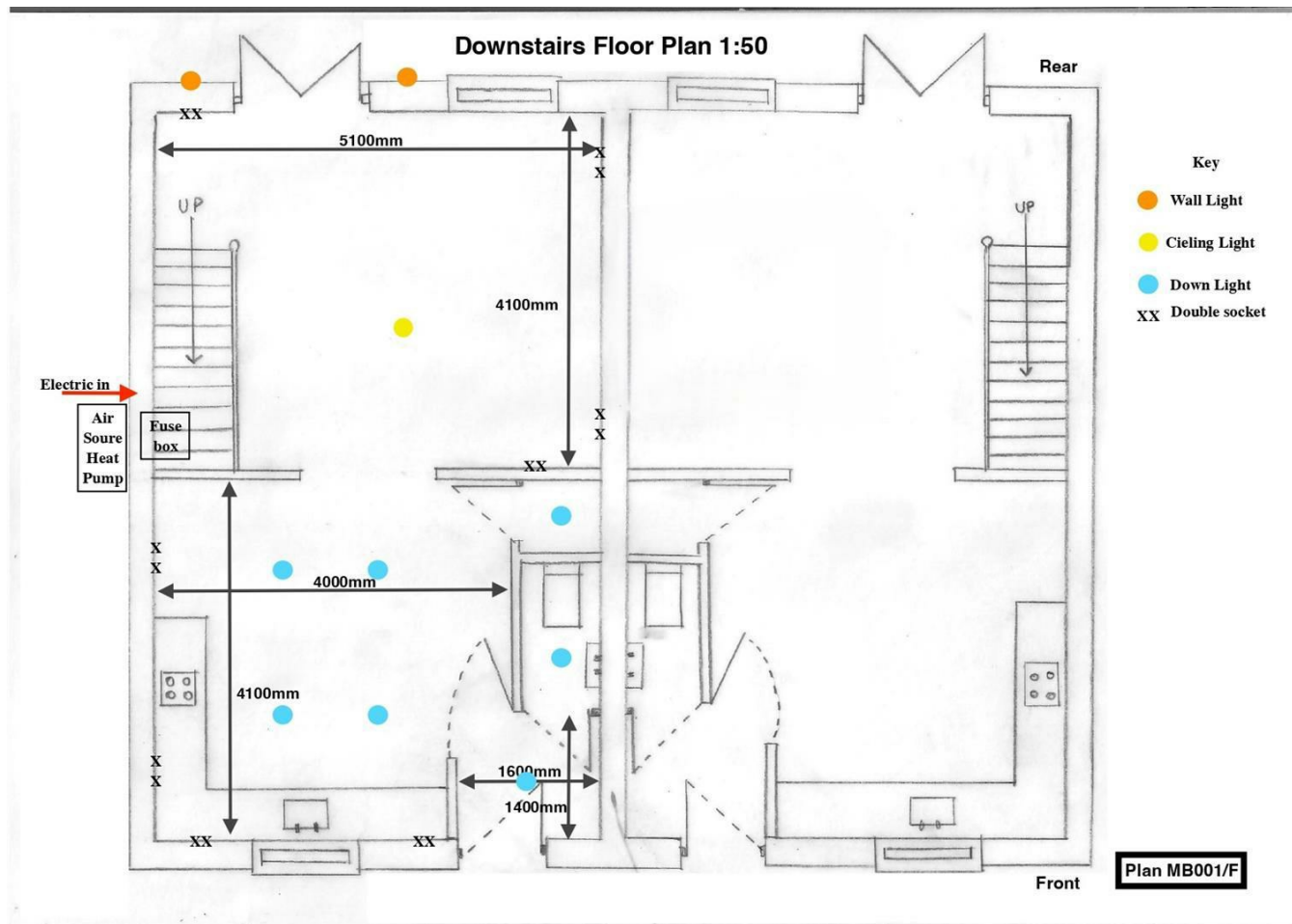
Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below. Prospective purchasers are reminded that the property is currently under construction and therefore you enter entirely at your own risk. Neither the vendors, builders nor selling agents take any responsibility for any loss, harm or injury which may occur whilst on site.

What 3 Words

///ticked.pointer.multiples





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.

