



3 Marsh Lane, Burgh-le-Marsh

£250,000



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Willsons
— SINCE 1842 —

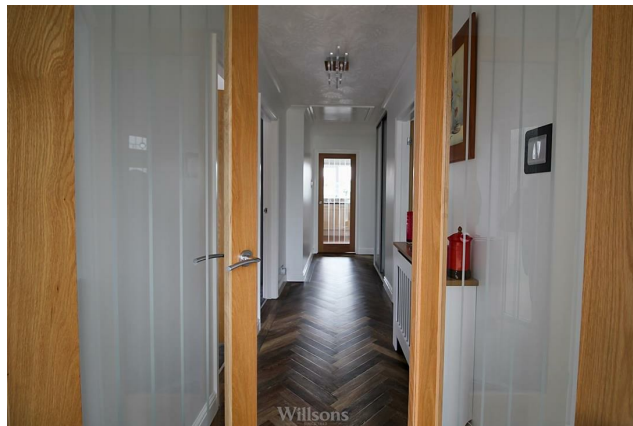
3, Marsh Lane,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5AG

"AGENT'S COMMENTS"

An attractive and well presented detached bungalow having open countryside views, set on the edge of the popular village of Burgh-le-Marsh. Updated by the current owners this property benefits from a recently fitted combi gas boiler, oak internal doors, uPVC windows and doors throughout, driveway, garage and a low maintenance garden.

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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Front Of Property

With lawned area, two external electric sockets located to the side of the property, block paved driveway bordered with mature hedging and closed board fencing.

Entrance/Hallway

With LVT flooring and internal double oak doors leading to the hallway having LVT flooring and access to the loft space.

Lounge

14'10" x 11' (4.52m x 3.35m)

With carpeted flooring, vertical radiator and bay window to the front of the property.

Kitchen Diner

16'9" x 10' (5.11m x 3.05m)

With a range of base and wall units, tiled splashbacks, space for cooker, extractor hood, space and plumbing for washing machine, stainless steel 1.5 sink and mixer taps, vinyl flooring and dual aspect windows to the rear of the property.

Bathroom

9'1" x 6'1" (2.77m x 1.85m)

With low level shower tray and direct feed shower over, vanity unit with WC and sink, extractor fan, vinyl flooring, fully tiled and mermaid boarded walls and window to the side of the property.

Bedroom One

11'4" x 10' (3.45m x 3.05m)

With carpeted flooring, double built in wardrobe and window to the side of the property.

Bedroom Two

10'5" x 10' (3.18m x 3.05m)

With carpeted flooring and bay window to the front of the property.

Rear Garden

With York stone paving patio and footpaths, low maintenance artificial grass, storage area behind privacy screen, Keter plastic shed, two external electric sockets, access to driveway, garage and side of the property, bordered with close board fencing.

Garage

17'9" x 9'1" (5.41m x 2.77m)

With up and over door, power and light and uPVC door to rear garden.

Services

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

Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 5900-6818-0122-6420-3453

Viewing

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

Local Authority

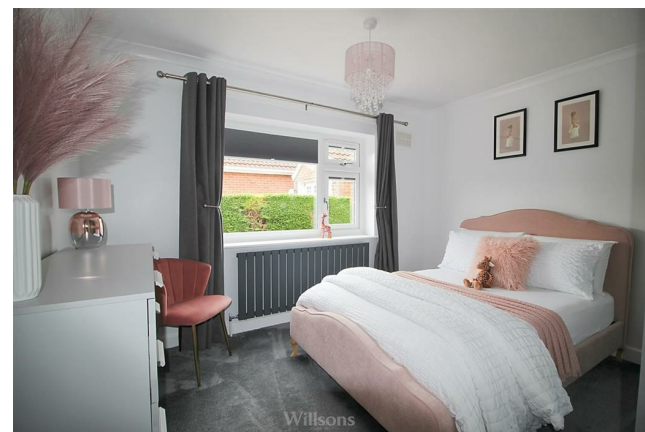
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

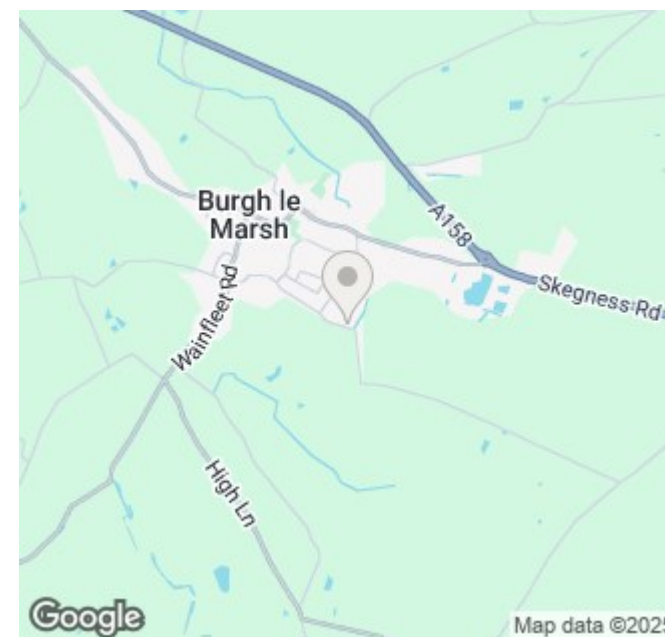
Tenure & Possession

The property is Freehold with vacant possession upon completion.

What 3 Words

///gosh.averts.nerves





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.

