



4 St Pauls Close,  
Burgh Le Marsh, PE24 5EQ



**£169,950**

- NO ONWARD CHAIN
- SOUGHT AFTER RESIDENTIAL AREA
- LAWNED GARDENS
- DRIVE & GARAGE
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC RATING D



**NO ONWARD CHAIN. 2 BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER RESIDENTIAL AREA OF THIS PLEASANT MARKET TOWN. With Entrance Porch, Hall, lounge, Kitchen, 2 Bedrooms and Bathroom. Front and rear gardens, driveway and Garage. Pvc double glazing, gas central heating. EPC Rating D**

### **LOCATION**

Burgh Le Marsh is a most sought after small market town and lies approximately 3 miles to the west of the popular east coast resort of Skegness and within easy driving distance of the picturesque Lincolnshire Wolds and the historic market towns of Spilsby, Louth, Alford & Horncastle.

From Newton Fallowell office in Skegness follow Roman Bank northwards to the traffic lights and turn left into Burgh Road (A158) continue for 3 miles, drive through the village centre and turn left into Elm Crescent and left into St Pauls Close.

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

Located on the side elevation via a pvc door and tiled floor, inner glazed door and side screen to the:-

#### **HALL**

With radiator, access to roof space, built in airing cupboard housing the hot water cylinder, built in cloaks cupboard.



## LOUNGE

20' 5" x 11' 11"

With pvc window to the front elevation, radiator, gas fire with tiled hearth and surround.

## KITCHEN

10' 2" x 9' 10"

Fitted with base and wall cupboards, worksurfaces with tiled splashbacks, space for electric cooker, appliance spaces, pvc window and door to the side elevation, radiator, wall mounted gas central heating boiler, serving hatch to the Lounge.

## BEDROOM 1

11' 0" x 13' 0"

With built in wardrobes, radiator, pvc window to the rear elevation.

## BEDROOM 2

9' 1" x 9' 3"

With pvc window to the rear elevation, radiator.

## BATHROOM

5' 5" x 6' 1"

With panelled bath, pedestal hand basin, W.C, opaque pvc window to the side elevation, radiator.

## OUTSIDE

To the front is a lawned garden area and a concrete drive leading to the:-

## GARAGE

With vehicle door.

The rear garden is mainly lawned with concrete path, gravelled beds and shrub borders.



## TENURE

Freehold.

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2022/23 - £1519.70

# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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