



51 Burgh Road,
Skegness, Lincs, PE25 2RA



£169,950

- GREAT LOCATION WITH LOVELY OPEN OUTLOOK
- SUNNY SOUTH FACING GARDEN
- ON A BUS ROUTE & CONVENIENT FOR TOWN, SCHOOLS, DOCTORS & BEACH
- POTENTIAL FOR LOFT CONVERSION
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING & FASCIAS
- EPC RATING C



NO CHAIN. GREAT LOCATION WITH LOVELY OPEN OUTLOOK TO THE FRONT & TO THE REAR BEYOND THE SUNNY SOUTH FACING GARDEN. ON A BUS ROUTE & CONVENIENT FOR TOWN, SCHOOLS, DOCTORS & BEACH. POTENTIAL FOR LOFT CONVERSION. This deceptive sized 2 Double Bedroom Bungalow has a front Lounge, 27' rear Dining Kitchen, Shower Room, Rear Porch, pvc double glazing and fascias, gas central heating, wide drive and 19' x 9'7" Garage. EPC Rating C.

LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards and turn left at the traffic lights into Burgh Road. Continue on and No. 51 Lies on the left hand side.

ACCOMMODATION

ENTRANCE PORCH

With pvc windows and entrance door, inner pvc double glazed door to the:-

RECEPTION HALL

With radiator, access to roof space, double doored cloaks cupboard, single storage cupboard.

LOUNGE

16' 2" x 11' 6" including chimney breast

With pvc bay window to the front elevation with lovely outlook, radiator.



SHOWER ROOM

7' 10" x 5' 10"

With large shower enclosure with screen door, hand basin, W.C, opaque pvc window.

BEDROOM 1

12' 6" x 11' 7" maximum

With walk in pvc bay window to the front elevation with lovely open outlook, radiator.

BEDROOM 2

11' 6" x 10' 9"

With pvc window to the side elevation, radiator.

DINING KITCHEN

27' 9" x 8' 3" / 7' 5"

With potential to be divided into 2 rooms, with 2 pvc windows to the 'dining' area and base cupboards to the kitchen area with worksurfaces with tiled splashbacks, concealed gas meter and electric fuses, stainless steel sink unit, modern gas central heating boiler, space for washing machine, space for fridge freezer, pvc door to the:-

REAR PORCH

7' 5" x 4' 4"

With low wall, pvc windows and door to the garden, opaque polycarbonate roof.

OUTSIDE

To the front is a smart fence, pedestrian gate and path, lawned garden and double vehicle gates lead with light over a wide drive to the rear set:-

GARAGE

19' 3" x 9' 7"

With up and over vehicle door, light and power, rear pvc double glazed window with lovely view, pvc door to the garden.

A wrought iron gate leads from the drive to the sunny rear garden with view behind over the large Grammar School playing field. A sun terrace adjacent to the bungalow which wraps round from south to west and steps down to the lawn below, garden borders are gravelled for lower maintenance.



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 - 2021/22 - £1461.11





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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