



2 Kenneth Avenue,
Burgh Le Marsh, PE24 5HA



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£179,950

- NO CHAIN
- SOUGHT AFTER VILLAGE
- BEAUTIFULLY PRESENTED
- LOUNGE WITH LOG BURNER
- MODERN BATHROOM
- LOWER MAINTENANCE GARDENS
- DRIVEWAY & GARAGE
- EPC RATING D
- COUNCIL TAX BAND A
- FREEHOLD



A beautifully presented 2 Bedroom Semi Detached Bungalow in a quite cul-de-sac location on the outskirts of the sought after market town of Burgh Le Marsh. With Entrance Hall, fitted Kitchen, Lounge with log burning stove, and modern Bathroom. There are lower maintenance gardens to the front and rear, a concrete drive providing ample parking and a Garage. Viewing is essential to appreciate this ready to move into bungalow. EPC Rating D

ACCOMMODATION

ENTRANCE HALL

With pvc entrance door, access to roof space, built in cupboard, LVT flooring.

KITCHEN

3.25m x 2.74m (10'8" x 9'0")

Fitted with base and wall units, worksurfaces with matching upstands, inset stainless steel sink unit with mixer tap over, space for gas cooker with stainless steel splashback and pull out cooker hood above, space and plumbing for washing machine, space for fridge freezer, wall mounted Glowworm gas central heating boiler concealed in a cupboard, tiled effect laminate flooring, radiator, pvc window to the front elevation.

LOUNGE

4.75m x 3.30m (15'7" x 10'10")

With pvc window to the front elevation, corner set cast iron woodburning stove with exposed flue and slate surround, wall mounted T.V point.



BEDROOM 1

3.33m x 3.17m (10'11" x 10'5")

With pvc window to the rear elevation, radiator.

BEDROOM 2

3.23m x 2.18m (10'7" x 7'2")

With a pair of pvc french doors to the rear garden, radiator.

BATHROOM

2.26m x 1.98m (7'5" x 6'6")

With panelled bath with mixer tap and shower attachment over and glass screen door, pedestal hand basin, W.C, tiled walls and floor, radiator, opaque pvc window to the side elevation.

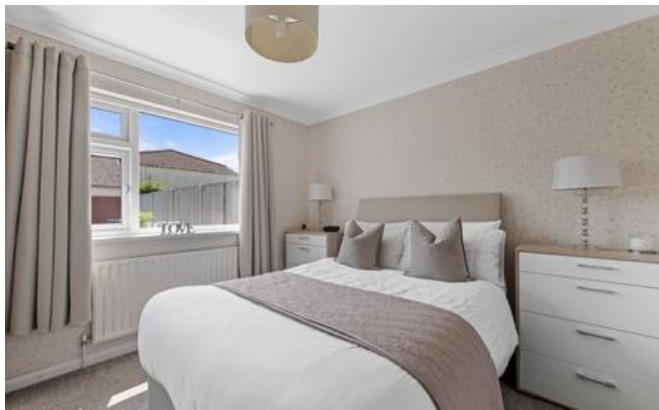
OUTSIDE

To the front is a gravelled garden with inset shrubs and a concrete driveway leads down the side of the property and giving access to the rear set:-

GARAGE

Of concrete sectional construction with concrete floor, up and over vehicle door, light and power connected.

The enclosed rear garden is mainly paved with stone chip borders and raised beds, a small lawned area and a raised decked seating area, timber garden Shed.



TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2024/25 - £1426.77

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

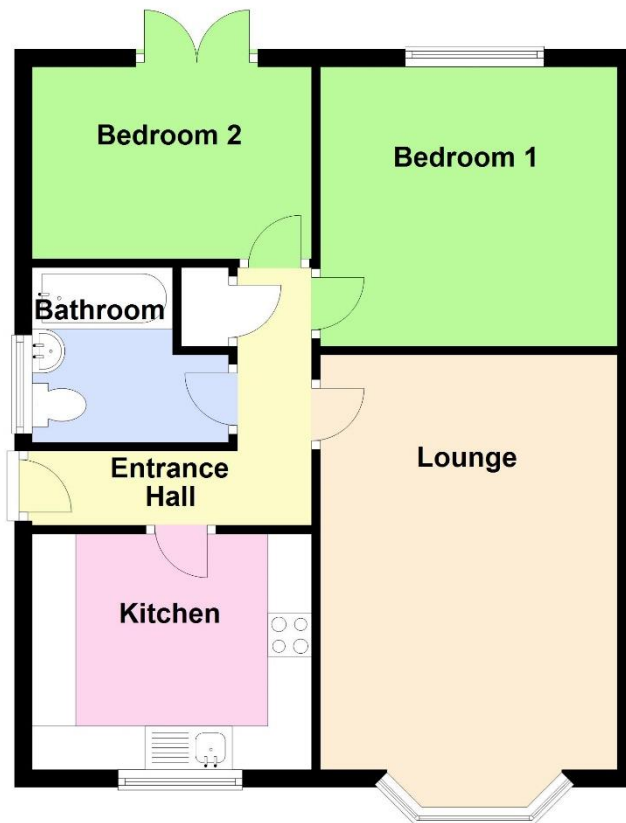
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Floorplan

Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.3 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk