

**NEW
BUILD**

 **NEWTONFALLOWELL**



91a Skegness Road, Burgh Le Marsh,
Skegness, Lincs, PE24 5LL



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£224,950 Freehold.

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Key Features

- New Build - Ready Now
- Edge Of Popular Market Town
- Frontage Parking For 2 Cars
- Enclosed Rear Garden
- Master En-Suite Bedroom
- Ground Floor W.C
- 8 Solar Panels with Battery Pack
- EV Charger
- EPC Rating A
- Council tax Band B



**** NEW BUILD ** READY NOW **** A three bedroom semi detached house situated on the edge of the popular market town of Burgh Le Marsh just a short drive to the coast and picturesque Lincolnshire Wolds. The accommodation comprises Entrance Hall, ground floor W.C, fitted Kitchen, Lounge Diner with patio doors leading to the rear garden, En-suite master Bedroom and family Bathroom. With 2 parking spaces, enclosed rear garden and benefiting from gas central heating, 8 Solar panels with battery pack and an EV charger. EPC Rating A.





THE PROPERTY

This newly constructed semi detached house has been built by a local developer under a 10 year Buildzone Structural Warranty. Built of traditional red facing brick under a pitched concrete tiled roof with pvc double glazing, Worcester Bosch gas fired central heating boiler served by radiators and 8 photovoltaic solar panels with a battery back up system. The houses are connected to mains drainage with surface water draining to an onsite soakaway.



BURGH LE MARSH

A most pleasant small market town which 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 and Alford. Within the town are a range of amenities to include a primary school, doctors surgery, several pubs, restaurants, a bakery and convenience stores. Burgh Le Marsh is also on the bus route running from Skegness to Lincoln.

ACCOMMODATION

Entrance is on the front elevation via a composite door with tiled canopy above opening to the:-

RECEPTION HALL

With radiator, stairs to first floor.

KITCHEN 3.73m x 3.15m (12'2" x 10'4") maximum measurements (being shaped).

Fitted with a range of light grey base and wall units, contrasting worksurfaces with matching splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, built in electric oven with 4 ring ceramic hob and extractor hood above, space and plumbing for machine, space for fridge freezer, radiator, pvc window to the front elevation.



LOUNGE DINER 4.95m x 4.9m (16'2" x 16'1") maximum measurements (being shaped). With pvc windows to the side and rear elevations, pair of pvc patio doors opening onto the rear garden, 2 radiators, T.V aerial point.

W.C 1.5m x 1.07m (4'11" x 3'6")

With W.C, hand basin in a vanity unit, radiator, extractor fan.

1ST FLOOR LANDING

With built in cupboard housing the Worcester Bosch gas central heating boiler, access to roof space.

BEDROOM 1 3.76m x 3.25m (12'4" x 10'8") maximum measurements (being shaped).

With pvc window to the front elevation, radiator, T.V aerial point, door to:-

EN-SUITE SHOWER ROOM

1.85m x 1.6m (6'1" x 5'2") maximum measurements (being shaped).

Fitted with a tiled corner shower enclosure with direct shower and curved sliding doors, W.C, hand basin set in a vanity unit with tiled splashback and illuminated mirror above, extractor fan, radiator, pvc window to the front elevation.

BEDROOM 2 2.9m x 2.74m (9'6" x 9'0") maximum measurements (being shaped).

With pvc window to the rear elevation, radiator, T.V aerial point.

BEDROOM 3 3.33m x 2.87m (10'11" x 9'5") maximum measurements (being shaped).

With pvc window to the rear elevation, radiator, T.V aerial point.

BATHROOM 2.06m x 1.8m (6'10" x 5'11")

Fitted with a panelled bath with direct shower and screen over, part tiled walls, a range of furniture incorporating an inset hand basin with illuminated mirror above and a W.C with concealed cistern, extractor fan, chrome heated towel radiator, pvc window to the side elevation.

OUTSIDE

To the front of the property is a post and rail fence and a granite chipped drive with turning area which is shared by the adjoining property leading to a block paved drive providing parking for 2 cars. A flagged path leads to the front door and around to the side where there is an EV charging point.

The enclosed rear garden is laid to lawn with a paved patio seating area.

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.

SOLAR PANELS

The property has the benefit of 8 photovoltaic Solar Panels with a battery back up.

SHARED ACCESS

Access to the property is via a shared driveway and turning bay with No. 91b Skegness Road and each party will contribute towards to its upkeep.





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 - 2024/25 - £1664.57

AGENTS NOTES

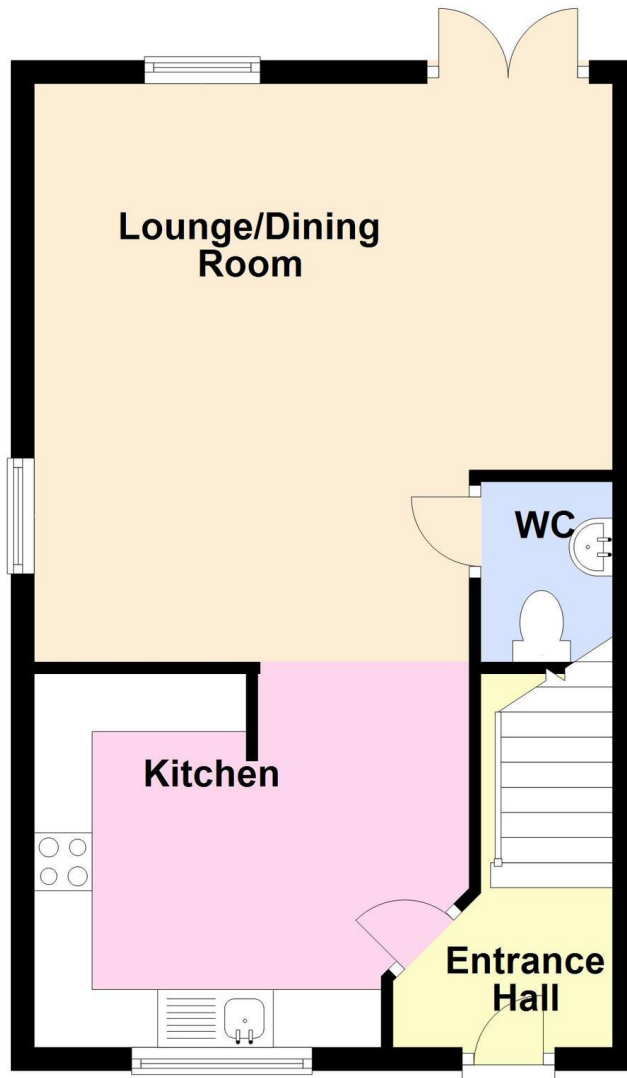
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



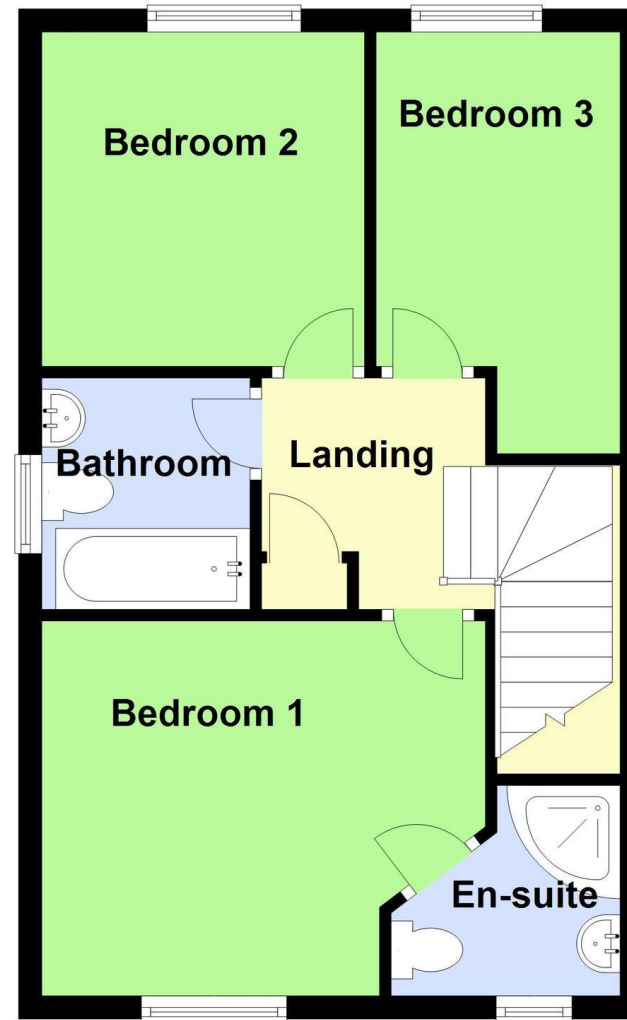
Ground Floor

Approx. 41.7 sq. metres (448.3 sq. feet)

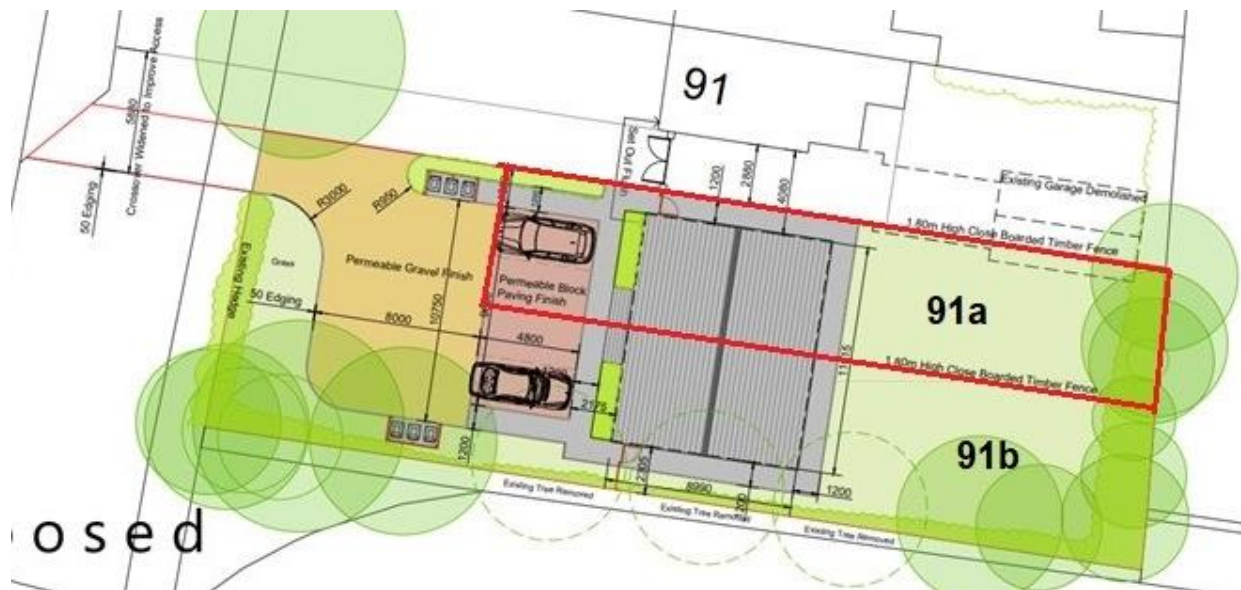


First Floor

Approx. 41.7 sq. metres (448.3 sq. feet)

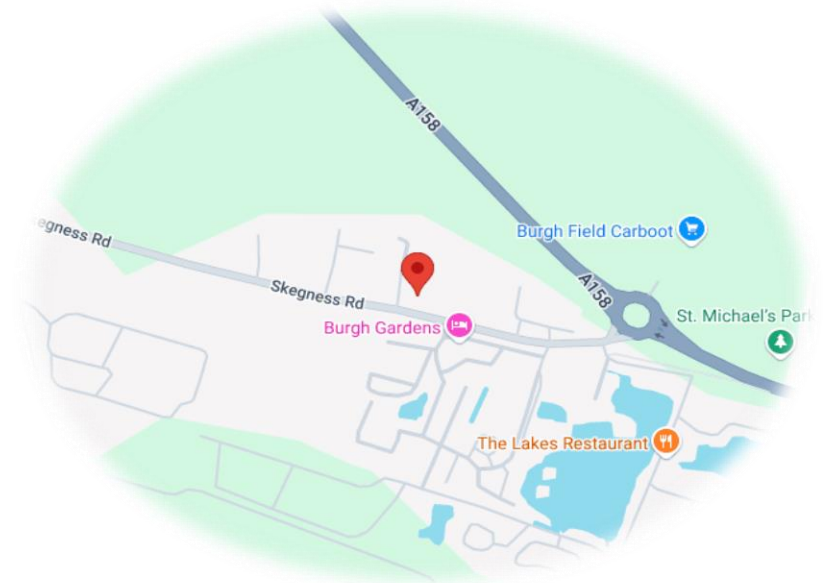


Total area: approx. 83.3 sq. metres (896.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A	101 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**NEWTON
FALLOWELL**



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk