



25 Beaumont Close,  
Burgh Le Marsh, PE24 5DT



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£240,000



## Key Features

- NO CHAIN
- WELL PRESENTED
- VERY POPULAR LOCATION
- LOUNGE & BREAKFAST KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- DRIVE, CAR PORT & GARAGE
- FREEHOLD
- EPC RATING D





**NO CHAIN.** A well presented 3 Bedroom Detached Bungalow situated in the very popular and sought after market town of Burgh Le Marsh. The accommodation comprises an Entrance Hall, Lounge, Breakfast Kitchen, 3 Bedrooms and Shower Room. There is a lawned garden to the front with drive, Car Port and Garage and a lower maintenance garden to the rear. The property benefits from gas central heating and pvc double glazing. EPC Rating D

### ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

### PORCH

With an inner door leading to the:-

### ENTRANCE HALL

With built in airing cupboard, radiator, access to roof space with pull down ladder.

### LOUNGE

5.09m x 3.64m (16'8" x 11'11")

With a pvc bow window to the front elevation, wall mounted electric fire in a decorative surround, radiator.

### BREAKFAST KITCHEN

3.72m x 3.41m (12'2" x 11'2")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset ceramic sink unit with mixer tap over, gas hob with extractor hood above, a range of tall larder cupboards incorporating a built in oven and grill. space for an undercounter fridge, space and plumbing for dishwasher, space for a table, radiator, pvc window overlooking and pvc door to the rear garden.

### BEDROOM 1

3.83m x 2.97m (12'7" x 9'8")

With pvc window to the rear elevation, radiator, built in mirror fronted wardrobes to one wall and a further range of built in furniture forming a bed recess with lockers over and a dressing table.

### BEDROOM 2

4.19m x 3.11m (13'8" x 10'2")

With pvc bow window to the front elevation, radiator.

### BEDROOM 3

2.81m x 2.52m (9'2" x 8'4")

With pvc window to the side elevation, radiator.

### SHOWER ROOM

2.48m x 2.04m (8'1" x 6'8")

Fitted with a large walk in shower enclosure with glass screen, W.C, pedestal hand basin, plumbing for washing machine, pvc window to the side elevation.

### OUTSIDE

To the front is a lawned garden with gravelled shrub borders and a low brick wall. A concrete drive to the side with CAR PORT over leads to the:-

### GARAGE

5.21m x 2.72m (17'1" x 8'11")

With up and over vehicle door, light and power, pvc window and pvc door to the side elevation.

A gate leads to the enclosed rear garden which is mainly gravelled for lower maintenance with an undercover paved seating area, inset shrub beds, timber garden shed and a Summerhouse



## 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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2025/26 - £1,963.79

## 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.









## Floorplan



Total area: approx. 80.4 sq. metres (865.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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