



**Bramble Lodge Youngers Lane, Burgh Le Marsh Skegness PE24
5JQ**

welcome to

Bramble Lodge Youngers Lane, Burgh Le Marsh Skegness

NO CHAIN

DO NOT MISS OUT!! - 3 Bedroom Bungalow in Rural Location offering field views to the front and larger than average sized garden to the rear with a Barn ideal to use as a workshop area.

CALL TODAY TO ARRANGE YOUR VIEWING!

Entrance Porch

Has a front entrance door which leads into the kitchen.

Kitchen

16' 7" x 6' (5.05m x 1.83m)

Comprises of wall, base and drawer units with worktop space over, range cooker with 8 gas burners, 2 windows to the front elevation, tiled splash backs, sink, and extractor. There is a door leading into the utility area and there is also open access into the dining area.

Utility Area

9' 7" x 5' (2.92m x 1.52m)

Has a door to the rear, wall and base units, space and plumbing for a washing machine/dishwasher, radiator and opaque window.

Dining Area

10' 8" x 8' 8" (3.25m x 2.64m)

Has open access into the kitchen and a radiator

Snug

15' 2" x 9' 11" Min to bay (4.62m x 3.02m Min to bay)

Has a bay window to the side, 2 radiators and exposed wooden beams.

Inner Hall

Has a radiator and a coat cupboard.

Dining Room

12' 1" x 9' 11" (3.68m x 3.02m)

Has a window and a radiator.

Lounge

18' 6" x 18' 3" (5.64m x 5.56m)

Has sliding door to the rear, window to the side, open access into dining room and a radiator

Bedroom 1

14' 9" x 11' 8" (4.50m x 3.56m)

Has a fitted wardrobe, window and a radiator.

En-Suite

Comprises of a WC, Opaque window, sink, walk in shower and a towel radiator.

Bedroom 2

12' 3" x 9' 11" Min to robe (3.73m x 3.02m Min to robe)

Has a window and radiator

Bedroom 3

8' 10" x 5' 3" (2.69m x 1.60m)

Has a window to 2 elevations.

Bathroom

Comprises of a WC, Sink, and a bath with shower over, radiator and opaque window.

Front Garden

Is lawned with a driveway for ample vehicles as well as gates which open and lead to the rear garden.

Rear Garden

The rear garden is a substantial sized plot which is mainly lawned, has 2 sheds, space for a static caravan with relevant hook up supplies & there is also a small pond.

Barn

43' Max x 32' 10" Max (13.11m Max x 10.01m Max)

The barn offers a useful space which can be used as a workshop space. There is also a door leading into:

Office Space

14' 3" x 13' 8" (4.34m x 4.17m)

Has a window.





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Bramble Lodge Youngers Lane, Burgh Le Marsh Skegness

- 3 BEDROOM BUNGALOW
- FIELD VIEWS TO THE FRONT
- BARN
- LARGE GARDEN TO THE REAR
- DRIVEWAY

Tenure: Freehold EPC Rating: E

guide price

£365,000

directions to this property:

See Multi-Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG107535 - 0009

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