

Station Road, Burgh Le Marsh Skegness PE24 5EP



welcome to

Station Road, Burgh Le Marsh Skegness

Modern, three bed semi-detached house, consisting of Lounge, Dining room, Kitchen, Conservatory, Bathroom and front & rear gardens with large driveway.

Call us today to arrange a viewing!!!

14' $Min \ge 11'$ Min (4.27m Min $\ge 3.35m$ Min) Has a window to the front and side elevation, radiator and patio doors to the front as well as an additional entrance door.

Dining Area

12' 6" x 10' 3" ($3.81m \times 3.12m$) Has a storage cupboard, ample space for a good sized dining table, radiator, cupboard under the stairs and stairs which lead to the first floor.

Kitchen

12' 6" x 14' 2" (3.81m x 4.32m) Comprises of ample wall, base and drawer units with worktop space over, integrated oven, hob, extractor,sink, radiator, open access into the dining area, window into conservatory, and a door leading into the conservatory.

Conservatory

14' 1" x 9' 6" ($4.29m \times 2.90m$) Has windows to three elevations, radiator, window into the kitchen, door to the front and doors to rear leading into the garden.

Landing

Has loft hatch access, a radiator and a storage cupboard.

Bedroom 1

14' x 11' ($4.27m \times 3.35m$) Has ample built in wardrobes and drawers, a radiator and a window.

Bedroom 2

12' 7" Max x 6' 11" Max (3.84m Max x 2.11m Max) Has a radiator and window to the rear with views overlooking the field.

Bedroom 3

12' 7" x 7' ($3.84m \times 2.13m$) Has a radiator and window to the rear elevation with views overlooking the field.

Bathroom

Comprising of a bath, separate shower, WC, sink, towel radiator and an opaque window.

Exernal

To the front of the property it has a lawned space and a good sized driveway with space for numerous cars.

The rear garden is also a good size offering lawned area, gravelled area, oil tank and stunning views of the field at the back













welcome to

Station Road, Burgh Le Marsh Skegness

- Three Bed Semi-Detached House
- Popular Market Town Location
- Front Driveway
- Conservatory
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

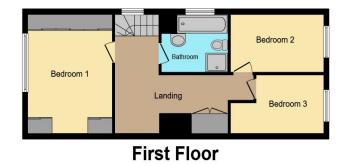
guide price

£240,000

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.

view this property online williamhbrown.co.uk/Property/SKG108794



Property Ref: SKG108794 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown







Skegness@williamhbrown.co.uk

2

20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk