









welcome to

Beaumont Close, Burgh Le Marsh Skegness

A really well presented 3 Bedroom Detached Bungalow located in sought after area in Burgh Le Marsh. In brief the property offers, Lounge, Kichen, Bathroom, 3 Bedrooms and externally offering a good sized driveway with car port and garage and garden front and rear.

Entrance Hall

Following from the entrance porch there is a door leading into the hallway which has an airing cupboard, radiator, loft hatch access with a pull down ladder and doors leading into the following:

Lounge

16' 7" x 11' 11" (5.05m x 3.63m)
Has a window to the front elevation, radiator and an electric fire.

Kitchen

12' 2" x 11' 9" (3.71m x 3.58m)
Comprises of wall, base and drawer units with worktop space over, sink, integrated oven, grill, hob and extractor and a window and door to the rear.

Bedroom One

9' 8" x 12' 2" min (2.95m x 3.71m min) Has a window to the rear, radiator, built in wardrobe, cupboards and shelving.

Bedroom Two

13' 6" x 10' 2" (4.11m x 3.10m) Consists of a window and radiator.

Bedroom Three

8' 11" x 8' 5" (2.72m x 2.57m) Has a window and a radiator.

Bathroom

Consists of a walk in shower, sink, WC, towel radiator and an opaque window.

External

To the front of the property there is a driveway, carport and garage. To the rear it is mainly gravelled, with a patio area, shed and a summer shed.

Garage

17' 1" x 8' 11" (5.21m x 2.72m) Has power, lighting and an up and over door.













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- 3 BEDROOM BUNGALOW
- DRIVEWAY
- CARPORT & GARAGE
- GARDEN
- LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

£250,000

directions to this property:

See Multi-Map Illustration

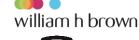


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

view this property online williamhbrown.co.uk/Property/SKG108822



Property Ref: SKG108822 - 0004 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.





01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk

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.