



Wainfleet Road, Burgh Le Marsh Skegness PE24 5AH

welcome to

Wainfleet Road, Burgh Le Marsh Skegness

A well presented 3 Bedroom Detached Bungalow Located in Burgh Le Marsh. The property comprises of Lounge, Kitchen, Utility Room, 3 Bedrooms & Shower Room. There is also a good sized driveway to the front leading to the garage and the rear offers a good sized garden.

Entrance Porch

Front door leads into the porch which has a door leading into the Hallway:

Hallway

Has a radiator, loft hatch access and doors leading into the following rooms:

Lounge

12' 11" x 15' 11" (3.94m x 4.85m)

Has a window, radiator, multi-fuel burner and open access into Kitchen/Diner.

Kitchen/Diner

23' 11" x 12' 8" (7.29m x 3.86m)

Comprising of modern wall, base and drawer units with worktop space over, sink, integrated oven, microwave, dishwasher, ample space for a dining table, French doors to the rear elevation and a window to the side. There is also a door leading into the utility Room:

Utility Room

7' 7" x 7' 7" (2.31m x 2.31m)

Comprising of base and wall units, has a door to the rear as well as a door leading into the garage.

Bedroom One

14' 10" x 12' 11" (4.52m x 3.94m)

Has a window and radiator.

Bedroom Two

12' 10" x 12' 11" (3.91m x 3.94m)

Has a window and radiator.

Bedroom Three

12' 10" x 11' 7" (3.91m x 3.53m)

Has a window and radiator.

Shower Room

Has a walk in shower, sink with vanity storage, WC, towel radiator and an opaque window.

External

Externally, the property benefits from a good sized driveway to the front elevation which leads to the garage. The rear offers lawned and patio area, decking area as well as mature trees and shrubs.

Garage

Electric up and over door





view this property online williamhbrown.co.uk/Property/SKG108897



welcome to

Wainfleet Road, Burgh Le Marsh Skegness

- DETACHED BUNGALOW
- 3 BEDROOMS
- REAR GARDEN
- DRIVEWAY & GARAGE
- BURGH LE MARSH

Tenure: Freehold EPC Rating: D

£330,000

directions to this property:

See Multi-Map Illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG108897



Property Ref:
SKG108897 - 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



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk

