



**Brewery Street, Burgh Le Marsh Skegness PE24 5LG**

**welcome to**

## **Brewery Street, Burgh Le Marsh Skegness**

\*\*\*NO ONWARD CHAIN\*\*\*

3 Bedroom Town House With Parking, Good sized Garage & Rear Garden. Internally, the property benefits from Lounge, Kitchen, Sun Room, 3

Bedrooms and Family Bathroom

### **Entrance**

Entrance door leads into the hallway which has stairs leading to the first floor and door into:

### **Lounge Area:**

15' 11" x 13' 6" ( 4.85m x 4.11m )

Has a window to the front elevation, under stairs storage cupboard, warm air vent and open access into:

### **Kitchen**

16' 10" x 13' 6" ( 5.13m x 4.11m )

Comprising of wall, base and drawer units with worktop space over, sink, space for appliances, cupboard housing the central heating boiler and open access into:

### **Sun Room**

15' 5" max x 10' 7" max ( 4.70m max x 3.23m max )

Has window and door to the rear elevation and infrared heater.

### **Landing**

Has doors into the following rooms:

### **Bedroom 1**

16' 10" x 9' 6" ( 5.13m x 2.90m )

Has a window and warm air vent

### **Bedroom 2**

9' 7" x 8' 6" ( 2.92m x 2.59m )

Has a window and warm air vent

### **Bedroom 3**

9' 7" x 7' 11" ( 2.92m x 2.41m )

Has a window and warm air vent.

### **Bathroom**

Has a bath, WC, sink and warm air vent.

### **External**

Externally the property benefits from parking to the front for two cars as well as Garage. The rear is mainly lawned with pathway at the rear for the waste bins.

### **Garage**

26' 1" x 17' ( 7.95m x 5.18m )

A great sized space with up and over door.





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## Brewery Street, Burgh Le Marsh Skegness

- \*\*\*NO CHAIN\*\*\*
- 3 BEDROOM TOWN HOUSE
- PARKING & GARAGE
- GARDEN
- WALKING DISTANCE TO AMENITIES

Tenure: Freehold EPC Rating: D

**£220,000**

### 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](http://www.focalagent.com)

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Property Ref:  
SKG109352 - 0004

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