



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

welcome to

## Bramble Lodge Youngers Lane, Burgh Le Marsh Skegness

NO CHAIN

Kitchen, Utility, Breakfast room, Snug, Spacious Lounge, Dining Area, Master Bedroom & En-Suite Shower Room, Two further Bedrooms and additional Family Bathroom.

Externally the property boasts a substantial and larger than average rear garden with Barn & Ample Driveway to the front.

### Entrance Porch

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 breakfast room/ dining area.

### Utility

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

Wall and base units, space and plumbing for a washing machine/dishwasher, radiator and opaque window with door leading out to the rear of the property.

### Breakfast Room

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 One

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 Two

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

Has a window and radiator.

### Bedroom Three

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.

### External - Front

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

### External - Rear

The rear garden is a substantial and larger than average sized garden which is mainly lawned, with mature trees, 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. 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

- SOLD WITH NO CHAIN
- SUBSTANTIAL SIZED REAR GARDEN
- LARGE BARN WITH OFFICE SPACE/ WORKSHOP SPACE
- FIELD VIEWS TO FRONT
- AMPLE SIZED DRIVEWAY

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over  
**£315,000**

### 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:  
SKG109608 - 0011

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