



91B, Skegness Road, Skegness

£230,000



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**Willsons**  
SINCE 1842



91B, Skegness Road,  
Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5LL

### "AGENT'S COMMENTS"

*'Newly Constructed' 3 Bedroom semi-detached house on the outskirts of the popular market town of Burgh le Marsh. Traditionally constructed of red facing brick under a pitched concrete tiled roof by a local developer under a 10 year Buildzone Structural Warranty. Comprising: Porch, hall, kitchen, lounge-dining room, cloakroom, 3 bedrooms, ensuite, bathroom. Gas fired central heating, Upvc double glazing, composite security entrance door and 8 photovoltaic solar panels with battery back up. Enclosed rear garden, parking for 2 vehicles. Energy Rating: 101 A. 'READY TO MOVE IN'.*

### LOCATION

*Burgh le Marsh with it's primary school, doctor's surgery, shops including bakers, antique centre and convenience stores, pubs and restaurants and other amenities is situated approximately 5 miles inland from the coastal resort of Skegness on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies, Secondary Schools, both grammar and comprehensive, a hospital and train station located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*



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### Accommodation

An open front canopy with concrete tiled roof over the stylish grey panelled double glazed composite security front entrance door opening into:

### Reception Hall

6'0" / 3'6" x 4'11" (1.85m / 1.09m x 1.50m)

With return stairs to the first floor landing, radiator, Karndean Flooring and door to:

### Kitchen

12'5" / 9'10" x 10'4" (3.78m / 3.00m x 3.15m)

Equipped with a contemporary range of grey wall and base units with underlighting, coordinating work surfaces over with matching upstands incorporating 4 ring cermaic hob with extractor hood over and built-in electric oven, single drainer sink with mixer tap, Upvc double glazed window to front, space and plumbing for washing machine, full height appliance space, radiator, inset ceiling spotlights, Karndean flooring and opening into:

### Lounge-Dining Room

16'4" x 16'2" / 10'11" (4.98m x 4.93m / 3.33m)

Having Upvc double glazed windows to side and rear, pair of Upvc double glazed patio doors opening to the rear patio, 2 radiators, TV and media points and door to:

### Cloakroom

5'1" x 3'6" (1.55m x 1.09m)

Part sloping ceiling to 4'4". Equipped with wc, wash hand basin with anthracite grey cupboard below, radiator, extractor fan and Karndean flooring.

### First Floor Landing

With airing cupboard housing the Worcester Bosch wall mounted gas fired central heating boiler, loft hatch.

### Bedroom 1

12'4" / 9'9" x 10'9" (3.76m / 2.97m x 3.28m)

Upvc double glazed window to front, radiator, Tv point and door to:

### Ensuite Shower Room

6'0" / 3'4" x 5'3" (1.83m / 1.02m x 1.60m)

Equipped with a corner shower cubicle with curved entry doors, direct shower and tiled back walls, wc, wash hand basin with white high gloss cupboard below and illuminated mirror over, extractor fan, Inset ceiling spotlights, radiator and Upvc double glazed window to front.

### Bedroom 2

9'5" / 8'8" x 9'1" (2.87m / 2.64m x 2.77m)

Upvc double glazed window to rear, Tv point and radiator.

### Bedroom 3

10'9" / 9'6" x 9'9" (3.28m / 2.90m x 2.06m)

Upvc double glazed window to rear, radiator and Tv point.

### Family Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Equipped with bath with direct shower over with glass screen and tiling to 2 walls, wc and wash hand basin set in anthracite grey cupboards with illuminated mirror over, extractor fan, inset ceiling spotlights, chrome heated towel rail and Upvc double glazed window to side.

### Exterior/Parking

The property is approached over a granite chipped drive with a Lincolnshire style front fence turning area which is shared with the adjoining house. Each property has a 2 car block paved parking area in front and a riven paved path leading to the front door and around to the rear garden, there is also a bin storage area to the front, the riven paved path leads around to the rear lawned garden which has a full width riven paved patio and 1.8m high close boarded fencing. To the side of the property is an EV charging point. There are wall mounted lights to front and back. The property is shown outlined in blue on the attached plan.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and foul sewer drainage are connected to the property. Surface water will be disposed of via onsite soakaways. Heating is via a gas fired central heating boiler to radiators. The property has 8 photovoltaic solar panels installed in the roof with a battery back up. The shared access will not be adopted by the highways and an annual charge of £xx will be paid by each dwelling to contribute to its upkeep.

### Local Authority

Council Tax Band to be assessed. Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has a predicted energy rating of 101 A. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0350-3448-8330-2404-0941.

### Directions

Proceed out of Skegness on the A158 Burgh Road and continue out of Skegness to Burgh le Marsh, at the roundabout turn left into Skegness Road where the property can be found on the right hand side.

### Viewing

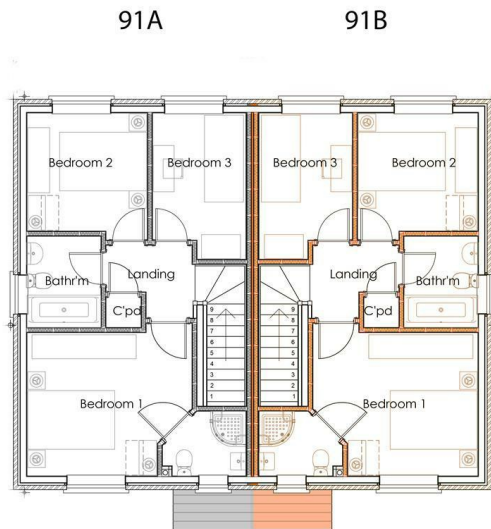
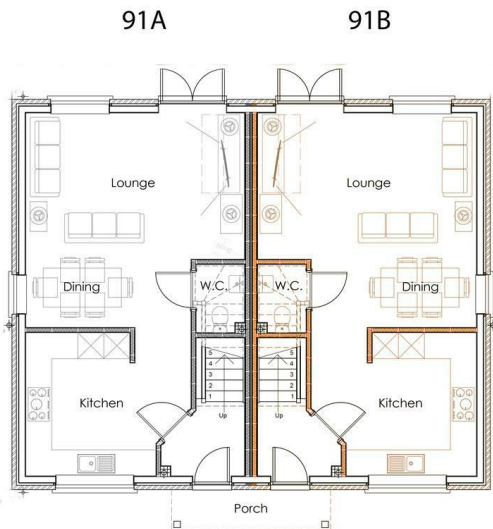
Viewing is strictly by appointment with the Skegness office at the address shown below.

### PLANNING PERMISSION

Full planning permission No. S/023/01378/21 was granted on 13th September, 2021 for the erection of 1 No. pair of semi-detached houses and alterations to existing vehicular access. Approval of Section 73 application No. S/023/01197/23 was subsequently granted on 4th August, 2023 to vary condition No. 2 (approved plans) and condition No. 9 (referring to drawing in relation to access, parking and turning facility) as imposed on the above planning permission for the development hereby permitted shall only be undertaken in accordance with the following approved plans:- 748/D/01, 748/D/02 and 748/D/03. Extracts of these plans have been used in these particulars.







**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

