



126, Station Road, Burgh Le Marsh, Skegness

£495,000



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Willsons
SINCE 1842

126, Station Road,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5EP

"AGENT'S COMMENTS"

An attractively presented, spacious 4 bedroom detached house in 0.29 acre grounds on the outskirts of this popular market town. Comprising: Reception hall, lounge, dining room into extensively refitted kitchen, utility, 4 first floor bedrooms, ensuite and shower room, having the benefit of Upvc double glazed windows, oil fired central heating, attached study and hobby room (previous annex), double garage and parking, mature gardens. Ideal for multi generational living.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, 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 are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.



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Accommodation

Open Entrance Porch

With a composite entrance door with side screen opening into:

Reception Hall

19'10" x 7'10" (6.05m x 2.39m)

Having oak boarded flooring, radiator in cover, stairs to the first floor, recessed understairs cupboard, 2 Upvc double glazed windows with fitted louvre blinds.

Cloakroom

5'2" x 3'5" (1.57m x 1.04m)

Having wc, wash hand basin, both in a range of cupboards, eye level cupboard, Upvc double glazed window, tiled floor, kickboard heater.

Lounge

14'10" x 13' max (4.52m x 3.96m max)

Upvc double glazed bay window to front with fitted louvred blinds and curved radiator, oak boarded flooring, marble fireplace with inset gas living flame fire.

Dining Room

15' x 13'3" (4.57m x 4.04m)

With Upvc double glazed bay window to front with fitted louvred blinds and curved radiator, oak boarded flooring, opening to:

Kitchen

15'8" x 14'0" / 5'4" (4.78m x 4.29m / 1.65m)

Equipped with an extensive range of high gloss wall and base units with worksurfaces incorporating inset white ceramic sink with mixer tap, wraparound breakfast bar, 4 ring electric ceramic hob with cooker hood over and oven units incorporating the twin electric ovens, radiator, Upvc double glazed window to rear, oak boarded flooring.

Utility Room

6'8" x 5'3" (2.03m x 1.60m)

Having plumbing for washing machine, appliance spaces, radiator, door to:

Hallway

12'3" x 5'5" (3.73m x 1.65m)

With tiled floor, wall and base units, worksurfaces with narrow breakfast bar over radiator, Upvc double glazed window to side, exterior door.

Store Room

6'4" x 4'8" (1.93m x 1.42m)

Equipped with base unit with worksurface over and stainless steel single drainer sink, 2 Upvc double glazed windows to rear (originally housed the oil fired central heating boiler).

Cloakroom

4'7" x 2'3" (1.40m x 0.69m)

Having wc, wash hand basin, tiled floor.

Study

8'8" x 6'4" (2.64m x 1.93m)

With Upvc double glazed window to rear, door to:

Hobby Room

21'2" x 8'9" (6.45m x 2.67m)

Having 4 Upvc double glazed windows, pair of Upvc double glazed patio doors opening to the rear garden, front Upvc exterior door.

First Floor

Stairs from the reception hall lead to the:

Galleried Landing

With loft hatch.

Bedroom 1

14'8" x 13' (4.47m x 3.96m)

With range of built-in wardrobes to one wall, Upvc double glazed bay window to front with fitted louvred blinds and curved radiator, door to:

Ensuite

6' x 4'7" (1.83m x 1.40m)

Equipped with a corner shower cubicle with direct shower, wc, wash hand basin with cupboard below, ladder style towel rail, Upvc double glazed window.

Bedroom 2

13'2" x 12' (4.01m x 3.66m)

Upvc double glazed bay window to front with fitted louvred blinds and curved radiator.

Bedroom 3

13'10" x 11'3" / 10'7" (4.22m x 3.43m / 3.23m)

Upvc double glazed square bay window to side, radiator.

Bedroom 4

9'3" x 5'5" (2.82m x 1.65m)

Upvc double glazed window to rear, radiator.

Shower Room

8'6" x 5'10" (2.59m x 1.78m)

Equipped with a walk-in large tray shower cubicle with direct shower, wc, wash hand basin with cupboard below, chrome ladder style heated towel rail, Upvc double glazed window to side.

Exterior

The property sits in attractive gardens of 0.29 of an acre and has a front lawned garden with inset trees and a gravelled drive with parking and leading to the:

Garage

17' x 10'6" (5.18m x 3.20m)

With front remote operated electric roller shutter door, light and power, Upvc double glazed side window, opening into:

Workshop

11'10" x 9'8" (3.61m x 2.95m)

With rear door to patio.

Rear Garden

The rear garden is most attractively laid out with patio and deck areas, a feature pond and an abundance of mature trees and shrubs arbour seat and a central picket fence with trellis arch opening onto the rear section of the garden which houses the netted fruit and vegetable growing area with raised beds and the 2 greenhouses, there are also electricity and water supplies to this area. Under a canopy to the rear of the study is the exterior oil fired central heating boiler and to the side of the property is the steel central heating oil tank with twin wooden gates opening onto the front garden.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via a oil fired central heating boiler to radiators.

Local Authority

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

Energy Performance Certificate

The property has an energy rating of 28F. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 2300-8099-0722-4003-1723.

Viewing

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

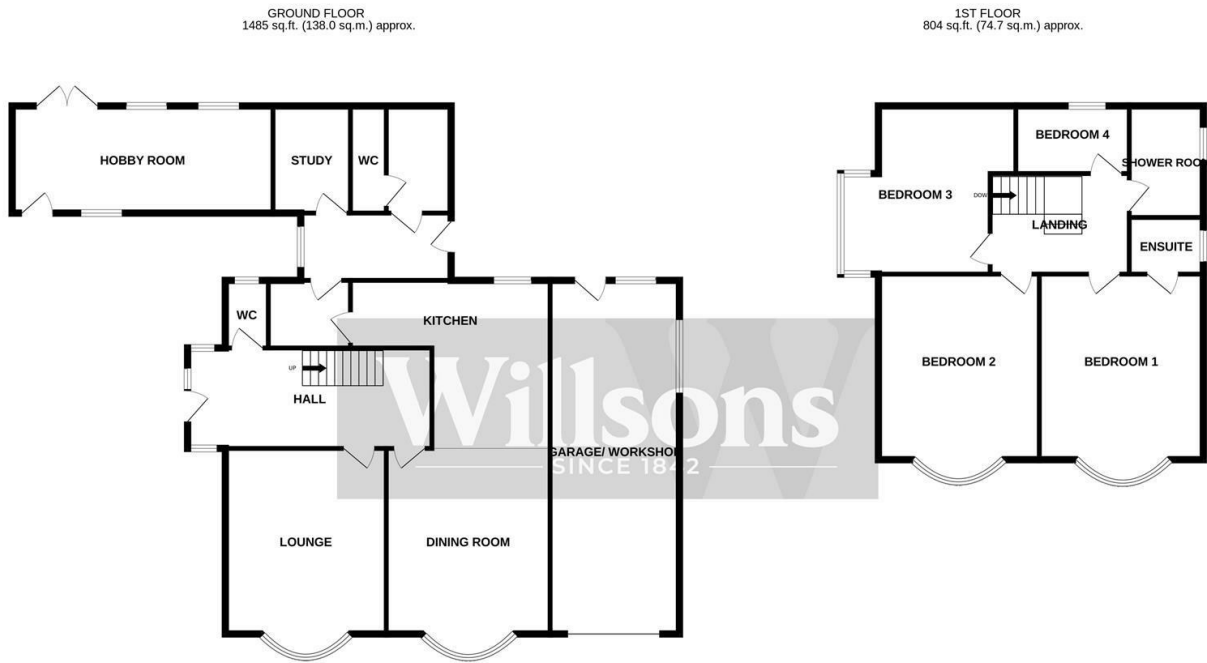
Directions

Proceed west out of Skegness on the A158 Lincoln road, at the Burgh le Marsh roundabout take the first exit into the town, proceed through town past the church and the petrol station on Station Road whereupon the property will be found on the right hand side.

What 3 Words

hedgehog.notion.gasping





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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