



109, Station Road, Burgh Le Marsh, Skegness

£610,000



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**Willsons**  
SINCE 1842



109, Station Road,  
, Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5EW

### "AGENT'S COMMENTS"

*An opportunity to purchase this recently completed spacious detached family house offering 4 to 5 first floor double bedrooms (3 with ensembles), bathroom and laundry room off a spacious landing. The ground floor boasts a spacious reception hall with cloakroom, 18ft lounge, integral double garage and stunning 42ft family/kitchen room opening onto the raised verandah with views beyond. Located on the outskirts of this popular market town, this energy efficient property boasts air source heating and 16 roof mounted solar panels with under floor heating throughout the ground floor, Upvc double glazed windows, built under an architects supervision on a 1/4 of an acre plot with ample front parking and integral double garage. This must be viewed to be fully appreciated.*

*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

An open entrance porch over the composite entrance door opening into the:

### Reception Hall

17'7" x 12'4" / 8'11" (5.36m x 3.78m / 2.74m)

Having stairs to the first floor landing with stylish glass banister and open space below, karndeian flooring, store cupboard (5'7" x 3') with shelving.

### Cloakroom

6'1" x 3' (1.85m x 0.91m)

Equipped with wc, wash hand basin with cupboard below, Upvc double glazed front window, extractor fan, karndeian flooring.

### Lounge

18' x 14'6" (5.49m x 4.42m)

With Upvc double glazed front window, Tv point.

### Kitchen/Family Room

42'6" x 14'6" (12.95m x 4.42m)

This fantastic room extends the whole width of the ground floor with karndeian flooring throughout, the kitchen area is extensively fitted with a range of contemporary light grey wall and base units with grey veined quartz work surface and stylish splash-back tiling having a off-set corner pantry cupboard which contains the electrics for the air fryer and other small electrical items, with integrated full-height fridge and freezer and 1 & 1/2 electric oven, 5 ring ceramic induction hob with stylish matt black chimney over, inset sink with 1 & 1/2 bowls and drainer sculptured into the quartz, chiller fridge, having a matching style kitchen island with tonal blue cupboards and white grained quartz top with a breakfast seating area in the corner, at the other end of this room contains the family living area with wall mounted Tv point, inset ceiling spotlights throughout, the central dining area has 3 contemporary ceiling pendant lights, 2 rear Upvc double glazed windows and a bi-folding door fully opening onto the rear verandah.

### First Floor Landing

12'2" x 10'6" (3.71m x 3.20m)

With upright radiator with a central mirror.

### Master Bedroom Suite:-

#### Bedroom

29' reducing to 16'3" x 14'8" (8.84m reducing to 4.95m x 4.47m)

Having Upvc double glazed front window and radiator.

#### Ensuite

11'8" x 9'9" (3.56m x 2.97m)

Equipped with a shaped bath, Wc, twin wall mounted stylish wash hand basins, walk through shower area with screen wall, direct shower, extractor fan, karndeian flooring, tiling to walls, upright radiator, Upvc double glazed window.

#### Dressing Room (potential bed 5)

14'3" x 9'8" (4.34m x 2.95m)

Having Upvc double glazed rear window and radiator.

#### Bedroom 2

16'2" / 12'0" x 14'7" (4.95m / 3.68m x 4.47m)

With Upvc double glazed front window, radiator.

#### Ensuite

8'8" x 3'9" (2.64m x 1.14m)

Having shower cubicle with direct shower, tiled walls, wash hand basin with cupboard below, Wc, chrome ladder style towel rail, extractor fan, Upvc double glazed window.

#### Bedroom 3

16'4" reducing to 12' x 14'7" (4.98m reducing to 3.66m x 4.45m)

Upvc double glazed rear window, radiator.

#### Ensuite

9' x 3'9" (2.74m x 1.14m)

Having shower cubicle with direct shower, tiled walls, wash hand basin with cupboard below, wc, Upvc double glazed side window, chrome towel rail.

#### Bedroom 4

12'2" x 9'3" (3.71m x 2.82m)

Upvc double glazed rear window, radiator.

#### Bathroom

12'5" x 7'4" (3.78m x 2.24m)

Having a shaped shower bath with direct shower over, wc, wash hand basin set in a range of stylish cupboards, chrome ladder style towel rail, inset ceiling spotlights, extractor fan, Upvc double glazed front window.

### Laundry Room

8'10" x 4'6" (2.69m x 1.37m)

This room gives access to the bathroom and has plumbing for washing machine and space for a tumble dryer, allowing the owner of the property to carry out the laundry without having to go downstairs.

### Exterior

The large front garden is presently tarmac chipped for ample vehicle parking, there is a roadside front hedge and wall mounted lighting.

### Integral Garage

23'6" x 14'8" (7.16m x 4.47m)

With remote operated roller shutter front door, inverter and battery for the solar panels, to the rear is the large hot water tank with manifold and pump controlling the under floor heating and controls for the air source heat pump, a wide path to the side of the garage which houses the air source heat pump and leads to the:

### Rear Garden

The bifolding doors from the family room open onto the raised verandah, being 94 square metres and is currently being porcelain slabbed with a pergola over and steps down onto the rear garden which has just been seeded with grass having 2 specimen wriggly willow saplings and Lincolnshire style wooden fence to the rear overlooking farmland to the rear of the property.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services & Construction

We understand that mains electricity, water and drainage are connected to the property. Heating is via an air source heat pump to underfloor heating to the ground floor and radiators to the first floor. There are also 16 solar panels on the roof with inverter and storage battery situated in the garage. The property has been constructed for the present owners under architect supervision following granting of full planning permission, application no. s/023/02069/21 dated December 2021. Being constructed under architect supervision in 2022 with the necessary inspections by the architect and building control and is being sold with the remainder of a 6 year guarantee, details of which can be viewed at the selling agents office.

### Local Authority

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

### Energy Performance Certificate

On the 23rd February 2023 the property was assessed and has an energy rating of 99A. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) reference number: 2074-3024-8302-5237-2200.

### 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 left left hand side .

### What 3 Words

cutaway.confetti.crackled.

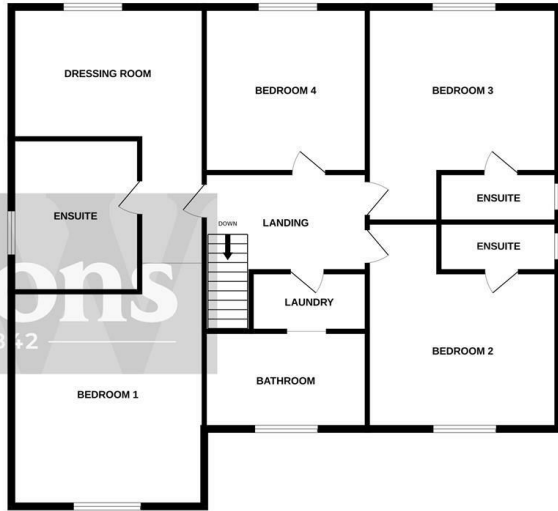




GROUND FLOOR  
1476 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR  
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA: 2897 sq.ft. (269.2 sq.m.) approx.

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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**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.

