



The Elms, 26 Station Road, Burgh Le Marsh, Skegness

£575,000



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Willsons
— SINCE 1842 —

The Elms, 26 Station Road,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5EL

"AGENT'S COMMENTS"

A charming period property including adjoining building plot boasting full planning permission, set on the outskirts of this popular market town of Burgh le Marsh, being 5 miles inland from the coastal resort of Skegness. The main accommodation consists of 6 bedrooms, 3 receptions rooms, kitchen with aga and utility, sat in gardens and grounds of 0.45 acres (sts) with substantial drive, garage and outbuildings. Planning permission granted for a 4 bedroom dwelling. NO ONWARD CHAIN.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers 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

A timber entrance door opens into:

Entrance Porch

5' x 4' (1.52m x 1.22m)

Being exposed brick and having 2 leaded stained glass single glazed windows, a pair of single glazed doors open into the:

Entrance Hall

With decorative arches, 2 radiators, exposed beams, further wooden panelled side entrance door, single glazed window, stairs leading to the first floor with cupboard under.

Lounge

16'0" x 14'11" max. (4.88m x 4.57m max.)

Having brickette open fireplace, 3 single glazed windows, pair of single glazed patio doors to the side, built-in oak corner cupboard.

Dining Room

15'5" x 13'5" max. (4.72m x 4.11m max.)

With brickette fireplace radiator, built-in oak corner cupboard, 2 single glazed windows.

Breakfast Room

14'8 x 13'7 (4.47m x 4.14m)

Having fireplace with wood burning stove, exposed beams, radiator, oak boarded flooring, 3 single glazed windows, door to:

Kitchen

13'8" x 8'6" min (4.17m x 2.59m min)

Equipped with a range of cream panelled base units with granite worktop over incorporating a deep white glazed butlers sink, 'aga' range, being dual fuel powered (oil & electricity) for cooking and domestic hot water, inset ceiling spotlights, 3 single glazed windows, recessed store cupboard with shelving.

Rear Porch

With terazzo tiled floor, 2 single glazed windows, wooden exterior door.

Utility Room

11'4" x 7'3" max (3.45m x 2.21m max)

Having terazzo tiled floor, Camray oil fired central heating boiler, deep white butlers sink, plumbing for washing machine, stainless steel twin drainer sink with mixer tap and cupboards below.

Pantry

11'6" x 8'1" (3.51m x 2.46m)

Having worksurface over a vintage meat safe, 1950'2 style shelving and single glazed side window.

Boot Room/Cloakroom

11'8" x 6'1" (3.56m x 1.85m)

Having ample coat storage hooks. Separate WC, wash hand basin, radiator, 2 single glazed windows.

First Floor Landing

Being galleried with natural oak rails, single glazed window, 2 radiators, airing cupboard housing the hot water cylinder, twin doored storage cupboard.

Bedroom 1

16'6" x 14'8" max (5.03m x 4.47m max)

Having radiator, recessed over-stairs cupboard, exposed beams, 2 single glazed windows.

Bedroom 2

16'0" x 14'11" max. (4.90m x 4.57m max.)

Radiator, recessed wardrobe, 2 single glazed windows.

Bedroom 3

14'5" x 10'8" max (4.39m x 3.25m max)

Haivng built-in cupboard, radiator, single glazed window.

Bedroom 4

14'0" x 8'5" max. (4.27m x 2.57m max.)

Radiator, exposed beam, built-in double wardrobe, single glazed window.

Bedroom 5

14'1" x 8'9" (4.29m x 2.67m)

Radiator, single glazed window.

Bedroom 6

11'7" x 8'1" (3.53m x 2.46m)

Equipped with worksurface, wash hand basin, radiator, single glazed window.

Bathroom

11'7" x 6'2" (3.53m x 1.88m)

Equipped with bath with direct shower over, airing cupboard housing the hot water cylinder, wash hand basin, radiator, single glazed window.

Shower Room

11'6" x 7'2" (3.51m x 2.18m)

Equipped with a corner shower cubicle with electric shower, wc, wash hand basin, radiator, single glazed window.

Exterior

Having a rustic brick front wall with wrought iron hand gate opening to the low maintenance front garden leading to the entrance door. Having a recessed vehicular entrance with a single wooden gate opening onto the spacious tarmac drive and parking area with grassed strip either side and a raised flower bed to the front of the house. Leading around to the rear of the property and to the garage. The western garden is bounded to the front and side by a rustic brick wall, being mainly lawned with doors off the lounge and entrance hall. Having raised beds and inset trees and has full planning permission for the erection of a house.

Building Plot

Having full planning permission for a 4 bedroom dwelling set in approximately 0.14 aces (STS). Further details are available on East Lindsey Planning Portal quoting reference S/023/00489/24.

Garage

19'8" x 18'7"/13'10" (5.79m/2.44m x 5.66m/4.22m)

Being of brick and tiled construction with double wooden front doors, light an d power, 2 single glazed windows.

Adjoining Store

9'8" x 4' (2.95m x 1.22m)

Being brick and tiled with light, single glazed window.

Further Store

10'5" x 9'10" (3.18m x 3.00m)

Being brick and tiled, having wooden steps leading to the storage over the garage.

Fuel Store

10'6" x 5'9" (3.20m x 1.75m)

Brick and tiled with an adjoining rustic wall with raised flower trough and a gate opening to the rear garden, raised rose bed with a brick path leading to a sitting area.

Garden Store

18'4" x 8' (5.59m x 2.44m)

Of timber and pantile construction. Leading round to the side of the property where there is a rustic feature wall and lawned area. The rear gate opens onto the:

Large Rear Garden

with central heating oil storage tank.

Mower Store

10'6" x 8'3" (3.20m x 2.51m)

Being brick and tiled with wooden sliding front door.

Timber Garden Store

14'4" x 11'5" (4.37m x 3.48m)

It is believed that this building was originally a clerks office and is internally lined in pine and is sectioned in 2 parts.

Tenure, Possession and Boundaries

The property is Freehold with vacant possession upon completion. The eastern boundary is presently denoted by wooden posts. This will be replaced by the vendors with a Lincolnshire style post and rail fence prior to completion. The boundaries of the property are outlined in red on the plan attached. The grounds now contain the western garden which is a building plot which has full planning permission for the erection of a house (S/023/00489/24).

Construction and Services

The house is constructed of red facing brick under a pitched concrete interlocking tiled roof with a flat felted roofed section to the rear. The windows are all single glazed and metal framed in the crittall style and are mostly diamond leaded. We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property.

Local Authority

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

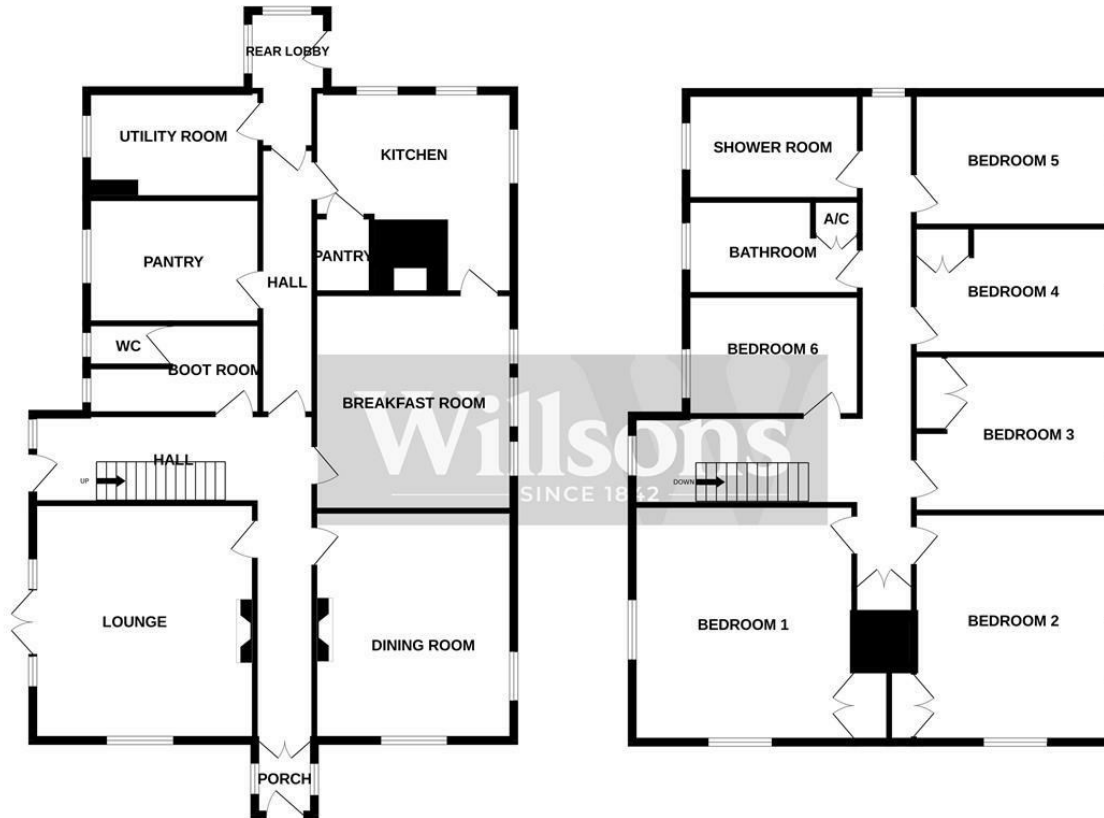
Energy Performance Certificate

The property has an energy rating of 25F. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0954-2833-7337-9093-0005.



GROUND FLOOR
1360 sq.ft. (126.4 sq.m.) approx.

1ST FLOOR
1329 sq.ft. (123.5 sq.m.) approx.

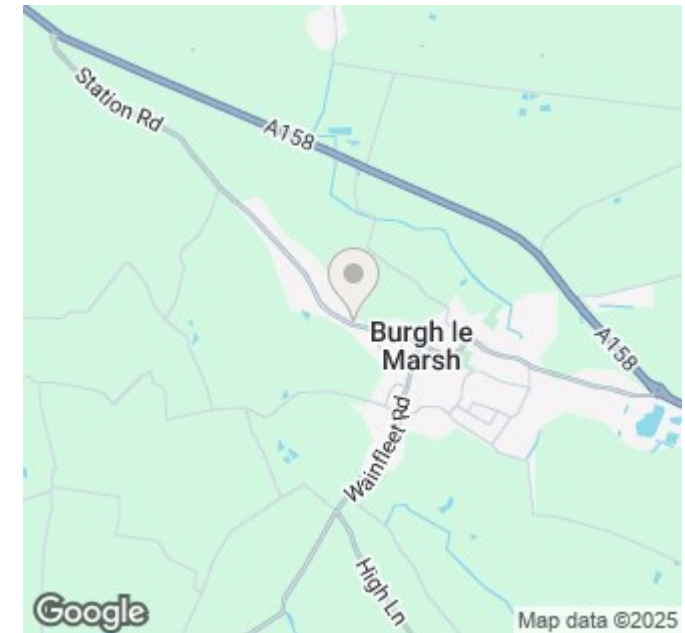


TOTAL FLOOR AREA : 2689 sq.ft. (249.8 sq.m.) approx.

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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