



3, Venables Close, Burgh Le Marsh, Skegness

£210,000



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Willsons
SINCE 1842

3, Venables Close,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5DU

"AGENT'S COMMENTS"

An attractively presented semi-detached bungalow in a cul-de-sac location in this popular market town being convenient for the local amenities and only 5 miles inland from the coastal resort of Skegness Extensively upgraded by the vendor in the last 3 years. This property offers 2 bedrooms , master with dressing room, shower room, lounge, kitchen into conservatory, Upvc double glazed windows and doors, gas fired central heating, parking for 3 vehicles and enclosed rear garden. Must be viewed to be fully appreciated.

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

Upvc double glazed side entrance door opens into:

Entrance Hall

With stylish radiator, grey laminate effect flooring, inset ceiling spotlights, airing cupboard housing the Viessmann gas fired central heating boiler.

Lounge

13'5" x 12'8" max (4.09m x 3.86m max)

Having a media wall with TV point, Upvc double glazed front bow window, radiator, inset ceiling spotlights.

Kitchen

9'10" x 9'4" (3.00m x 2.84m)

Equipped with a stylish range of high gloss wall and base units, worksurfaces incorporating single drainer sink with mixer tap, 4 ring ceramic electric hob with concealed hood over and built-in electric oven below, integrated fridge and freezer, dishwasher and washing machine, underlighting, splash-back tiling, tiled floor, inset ceiling spotlights, sealed unit double glazed rear window and door into:

Conservatory

8'3" x 8'2" (2.51m x 2.49m)

Being of Upvc double glazed construction on a brick base with polycarbonate roof, tiled floor, 2 Upvc double glazed exterior doors, wall mounted electric heater.

Bedroom 1

13'3" x 9'4" (4.04m x 2.84m)

With Upvc double glazed rear window, radiator, inset ceiling spotlights, opening into:

Dressing Room

9'3" x 7'8" (2.82m x 2.34m)

Equipped with dressing rails, shelves and drawers, inset ceiling spotlights, vertical radiator with full height central mirror section.

Bedroom 2

10' x 7'10" (3.05m x 2.39m)

Upvc double glazed rear window, radiator, inset ceiling spotlights.

Shower Room

9'2" x 4'10" (2.74m'0.61m" x 1.22m'3.05m")

Having a stylish walk in shower cubicle with a direct shower, WC, Wash hand basin on a wall mounted cabinet, stylish ladder style towel rail, inset ceiling spotlights, extractor Fan, tiled walls and floor.

Exterior

Having a concreted drive with adjoining granite chipped hardstanding which allows parking for 3 vehicles, there is an integrated STORE (8'1" x 6') which originally formed the front part of the garage with up and over door. A wrought iron gate to the side of the bungalow opens onto the side garden with pathway and adjoining matching granite chipped bed leading around to the rear garden which is laid to lawn with paved paths and patio area.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'B' 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 70C. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0300-2809-3030-2809-2711.

Viewing

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

Directions

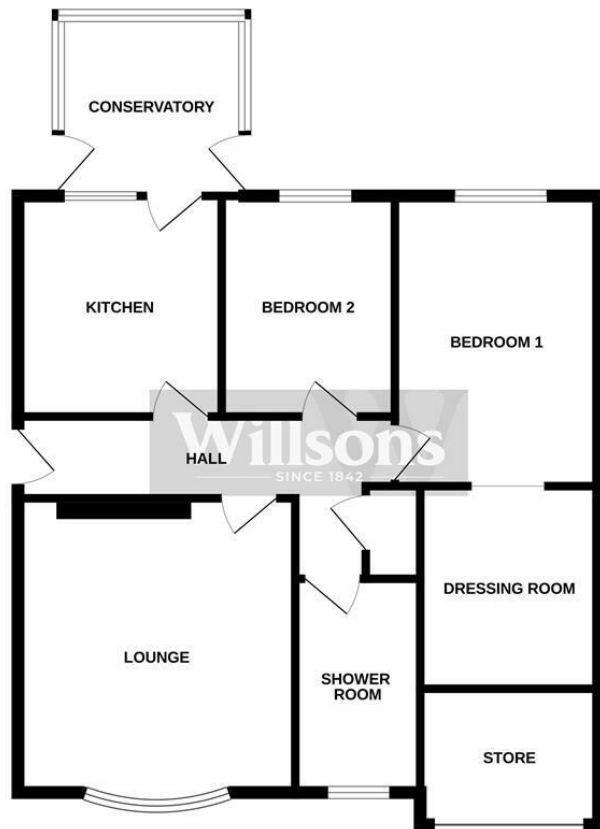
Proceed west out of Skegness on the A158 Lincoln Road taking the first turning left at the Burgh le Marsh roundabout and proceed into the village turning first left into Storeys Lane and then left again into Johnson Way whereupon the Venables Close will be found on the right hand side and the property is at the end of the close.

What3Words

viewer.chilled.bugs



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.

