



16, Walls Avenue, Burgh Le Marsh, Skegness

£225,000



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**Willsons**  
SINCE 1842



16, Walls Avenue,  
, Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5NG

### "AGENT'S COMMENTS"

*A detached bungalow in the heart of the popular market town being 5 miles inland from the coastal resort of Skegness having 2 bedrooms, 21ft rear lounge into large conservatory, kitchen, bathroom, gas fired central heating, Upvc double glazed windows and doors, garage, driveway and carport, low maintenance gardens, cul de sac location, some modernisation required, 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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T.01754 896100 | E [skegness@willsons-property.co.uk](mailto:skegness@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>



### Accommodation

Upvc double glazed entrance door with side screen opening into:

### Porch

4'4" x 3'3" (1.32m x 0.99m )

Opening into:

### Entrance Hall

Having laminate effect flooring, radiator.

### Kitchen

11'3" x 10'10" (3.43m x 3.30m)

Equipped with a range of wall and base units, worksurfaces incorporating single drainer sink with mixer tap, 4 ring electric hob with cooker hood over, built-in electric double oven, splash-back tiling, wall mounted gas fired central heating boiler, radiator, Upvc double glazed door and window to side.

### Lounge

21' x 12'3" (6.40m x 3.73m)

Having sealed unit double glazed rear window and aluminium framed double glazed sliding patio doors into the conservatory, laminate effect flooring, living flame gas fire in a York stone style surround with matching upstands, radiator.

### Conservatory

17'6" x 9'1" (5.33m x 2.77m )

Being of Upvc double glazed construction under a pitched polycarbonate roof on a brick base with a pair of Upvc double glazed patio doors opening onto the rear garden.

### Bedroom 1

13'1" x 10'9" (3.99m x 3.28m)

Upvc double glazed front window, radiator, built-in wardrobes.

### Bedroom 2

9'10" x 9'9" (3.00m x 2.97m)

Upvc double glazed front window, radiator, built-in wardrobes.

### Bathroom

7'8"/4'9" x 4'0" (2.36m/1.45m x 1.22m)

Equipped with bath with direct shower over, wc, wash hand basin, Upvc double glazed side window, tiled walls, radiator.

### Exterior

Having a block paved drive and concrete paths with gravelled bed and mature screen hedge to one side, a archtop wooden gate opens onto a concreted side path, the drive leads to the side of the bungalow with part fence including railings and trellis and a open Carport of steel frame under corrugated perspex roof leading to the:

### Garage

17'4" x 9'2" (5.28m x 2.79m)

With up and over door, Upvc double glazed rear door, sealed unit double glazed rear window, light and power.

### Rear Garden

Being low maintenance with gravelled beds interspersed with concrete and decking board paths with rope edging, raised bed, screen fence for wheelie bins and paved patio.

### 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 \_\_. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: \_\_\_\_.

### Viewing

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

### Directions

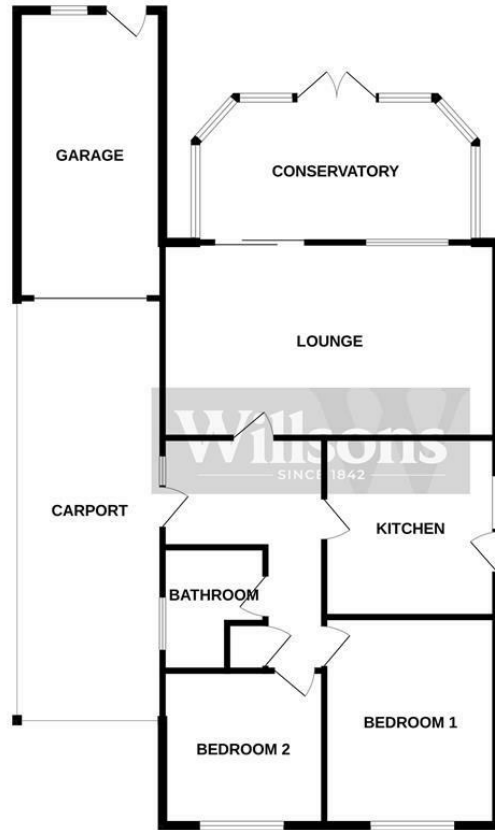
Proceed west out of Skegness on the A158 Lincoln Road, at Burgh le Marsh roundabout take the first turning into Skegness Road and left at the bridge chippie into Storeys Lane, right into The Causeway, proceed along The Causeway until it becomes Chapman Avenue and then turn left into Walls Avenue whereupon the property will be found on the right hand side.

### What3Words

thudding.hobble.crystals



GROUND FLOOR  
1329 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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.

