



2, East End, Burgh Le Marsh, Skegness

£240,000



Willsons
SINCE 1842

2, East End,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LW

"AGENT'S COMMENTS"

An opportunity to purchase one of the most iconic Burgh le Marsh properties standing out as you enter the town. This detached dormer bungalow boasts a 20ft master bedroom with large front dormer window, 2 further ground floor bedrooms, 17ft lounge, dining kitchen, reception hall, side porch and bathroom. Having UPVC double glazed windows, gas fired central heating, low maintenance gardens with screen hedging to both East End and High Street. Garage, workshop and ample parking. Modernisation is required, and is being offered for sale with 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 Upvc double glazed front entrance door with side screen opens into:

Entrance Porch

With inner single glazed door with side screen to:

Reception Hall

Having radiator, door to stairs.

Lounge

17'10" x 12' (5.44m x 3.66m)

Having 3 Upvc double glazed windows, radiator, TV point, tiled open fireplace.

Kitchen

12'10" x 12'1" (3.91m x 3.68m)

Equipped with a range of wall and base units, worksurfaces incorporating double drainer sink, space for electric cooker, recess for fridge freezer, splash-back tiling, understairs cupboards including airing cupboard with hot water cylinder, radiator, Upvc double glazed window to side and rear, door to:

Side Porch

12'6" x 6' (3.81m x 1.83m)

Upvc double glazed construction on a brick base with a pitched perspex roof having front and rear Upvc double glazed doors, range of base cupboards with one containing the wall mounted gas fired central heating boiler, plumbing for washing machine.

Bedroom 2

13'1" x 10'2" (3.99m x 3.10m)

Having twin aspect Upvc double glazed windows, radiator.

Bedroom 3

10'10" x 10'2" (3.30m x 3.10m)

Having Upvc double glazed window to rear, radiator.

Bathroom

8' x 6'5" (2.44m x 1.96m)

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

First Floor Landing

10' x 9'8" (3.05m x 2.95m)

Part sloping ceiling, loft access, study area.

Master Bedroom

20' x 14'7"/10' (6.10m x 4.45m/3.05m)

With part sloping ceiling, Upvc double glazed side window, Upvc double glazed front dormer window, radiator, wash hand basin with cupboard below.

Exterior

The property has low maintenance front and side gardens, a small rear concreted garden with gravelled beds and patio, having screen hedges to both East End and High Street with a wrought iron hand gate and vehicular access off East End to the concreted drive and turning and leading to the:

Garage

19' x 9'9" (5.79m x 2.97m)

Being of brick construction under a pitched concrete tiled and asbestos sheeted roof with window and wooden side door, up and over front vehicle door, opening into:

Workshop

16'9" x 9'1" (5.11m x 2.77m)

Requires attention to one end.

Store

8'6" x 6'10" (2.59m x 2.08m)

Of brick and asbestos construction with wooden door and window.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Construction and Services

Being a detached dormer bungalow of mellow facing brick under a pitched concrete interlocking tiled roof with an attached side porch of Upvc double glazed construction under a corrugated perspex roof. We understand that mains gas, electricity, water and drainage are connected to the property.

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 65 D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0445-3041-8201-1794-5204.

Viewing

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

Directions

Proceed out of Skegness on the A158 Lincoln Road and continue out of Skegness to Burgh le Marsh and at the roundabout turn left into Skegness Road and proceed along Skegness Road whereupon the property will be found directly in front of Junction with East End.

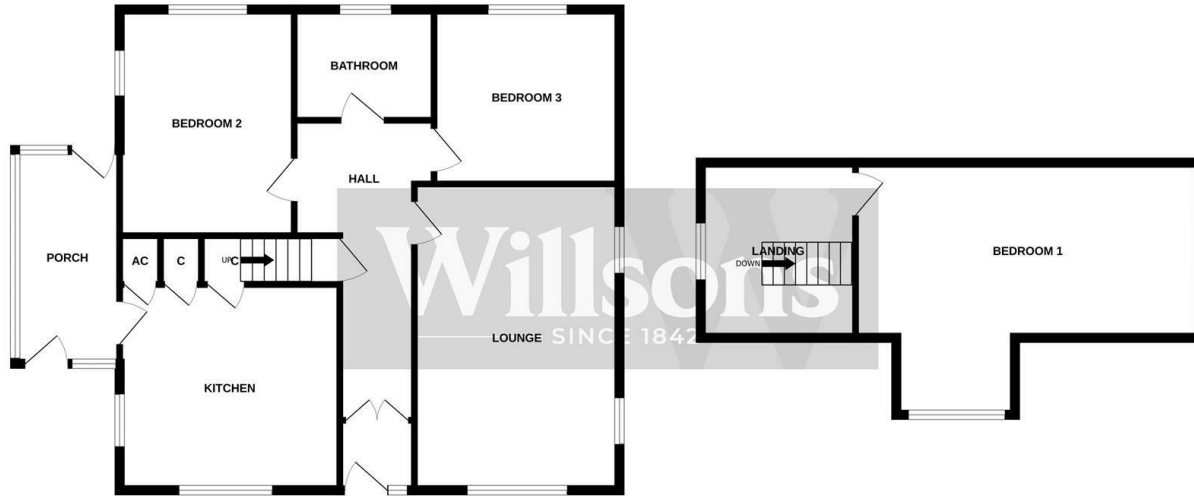
What3words

[blogs.basher.rezoning](https://www.what3words.com/blogs/basher.rezoning)



GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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.



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