



Willsons

Nos. 37 & 37A, Ingoldmells Road, Burgh Le Marsh, Skegness

£550,000



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Willsons
SINCE 1842

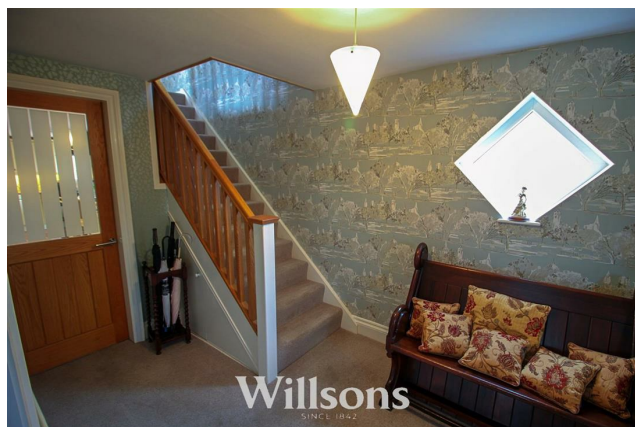
Nos. 37 & 37A, Ingoldmells Road,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5HD

"AGENT'S COMMENTS"

This most versatile property in the popular market town of Burgh Le Marsh comprises a 3 bedroom detached house with garages and gardens together with a tastefully renovated 2 bedroom semi-detached cottage ideal for multi-generational living or as a letting cottage, previously done successfully. No. 37 has 3 bedrooms, 2 shower rooms, 3 reception rooms and kitchen, gas fired central heating, Upvc double glazing. No. 37A has 2 bedrooms, open plan living kitchen area and shower room, sealed unit double glazing, oil fired central heating and is being offered for sale fully furnished. Both properties have attractively laid out lawned and shrub gardens with ample parking and 2 spacious garages. Must be viewed to appreciate the recent improvements inc. rubber crumb drive and parking. 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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<https://www.willsons-property.co.uk>

Accommodation - No.37

A stone pathway off Ingoldmells Road leads to the front open Entrance Porch with Upvc double glazed door into:

Entrance Hall

Having stairs to the first floor, Upvc double glazed window.

Sitting Room

14'4" x 13'9" max (4.37m x 4.19m max)

Upvc double glazed bay window, Upvc double glazed window to front, stone effect fireplace with gas fired stove, TV point, radiator.

Kitchen

24'1" x 6'10" (7.34m x 2.08m)

Equipped with a range of wall and base units with worksurfaces incorporating plate rack and glazed display cabinets, integrated lighting, 1 & 1/2 bowl enamel sink with drainer, space for large fridge freezer, space and plumbing for dishwasher, gas oven with extractor hood over, tiled floor, inset ceiling spotlights, leading round to the:

Entrance Hall

12'3" x 8'1" (3.73m x 2.46m)

With tiled floor and Upvc double glazed door with side screen leading out onto a patio area, radiator, large storage cupboard with Upvc double glazed window and radiator (7'5" x 2'9").

Dining Room

13'9" x 12'1" max (4.19m x 3.68m max)

With an opening from the kitchen and leading into the sun lounge, fireplace with multi-fuel stove, tiled floor, TV point, Upvc double glazed window.

Sun Lounge

14'5" x 12'9" (4.39m x 3.89m)

Upvc double glazed windows to 3 sides, solid roof, stone style flooring, TV point, radiator, patio doors opening to a patio garden.

Bedroom 3

10'9" x 9'9" (3.28m x 2.97m)

Upvc double glazed window to front, radiator.

Shower Room & Utility

13'2" x 7'10" (4.01m x 2.39m)

Having a large corner shower unit with direct shower, wc, enamel single drainer sink with worksurface and wall and base cupboards, space and plumbing for washing machine and tumble dryer, tiled floor, radiator, Upvc double glazed window, ceiling mounted clothes airer and door into garage.

First Floor Landing

20'3" x 7' (6.17m x 2.13m)

Being galleried with oak balustrade to stairs, dual aspect windows, fitted range of wardrobes, 2 radiators, inset spotlights.

Bedroom 1

13'9" x 12' max (4.19m x 3.66m max)

Having dual aspect Upvc double glazed windows, radiator.

Bedroom 2

12'2" x 12' (3.71m x 3.66m)

Having dual aspect upvc double glazed windows, radiator, recessed fitted wardrobes.

Bathroom

7'3" x 6'10" (2.21m x 2.08m)

Having a suite of panelled bath with direct shower over, wc, was hand basin set in fitted units, chrome ladder style towel rail radiator, extractor/spotlight to ceiling, Upvc double glazed window, wall and floor tiling, airing cupboard housing the gas central heating boiler.

Exterior

The property is approached via a 5 bar gate with rubber-crumble driveway and tarmac area providing parking, the gardens are attractively laid out with lawns, trellis arch, paved patio and paths, mature shrubs and beds, base for greenhouse, further patio area. A gate from the garden gives access to 37A.

Main Garage

29'11" x 14'4" (9.12m x 4.37m)

With manual roller shutter door, range of units to one end, light and power, access to the utility.

Adjoining Garage

32'10" x 14'3" (10.01m x 4.34m)

With remote controlled roller shutter door, light and power, opening into main garage, steps up to:

Mezzanine Area

14'4" x 11'7" (4.37m x 3.53m)

Accommodation - 37A

Sealed unit double glazed doors with side screens open into:

Living Dining Kitchen

21' x 18'11'9" (6.40m x 5.49m/3.58m)

Having a range of cream coloured wall and base units with worksurfaces incorporating single drainer sink with mixer tap, 4 ring electric hob with concealed hood over and electric oven below, integrated dishwasher, washing machine and fridge, vaulted ceiling with exposed beams, 2 radiators, sealed unit double glazed windows to 3 sides, tiled floor, TV point, exposed feature brick wall, opening into:

Hall

With sealed unit double glazed window to front, tiled floor, inset spotlights, radiator, access to loft storage area.

Bedroom 1

12'8'9'10" x 8'9" (3.86m/3.00m x 2.67m)

Sealed unit double glazed window to front, radiator, tiled floor, built-in wardrobes, inset ceiling spotlights.

Bedroom 2

12'7" x 8'9" (3.84m x 2.67m)

Sealed unit double glazed window to rear, radiator, tiled floor.

Bathroom

10'6" x 5'8" (3.20m x 1.73m)

Comprising bath, wc, wash hand basin with cupboard below, corner shower cubicle with direct waterfall shower head, mermaid style boarding, tiled floor, part tiled walls, chrome ladder style radiator, extractor fan, inset spotlights to ceiling, sealed unit double glazed window to rear.

Exterior

The property has an attractive garden to 2 sides with deck, 3 lawned areas, large paved patio area and path, metal shed, external oil fired central heating boiler and tank with fencing around. Note: Both 37 and 37A are bounded to one side with public footpath from Ingoldmells Road.

Tenure, Possession and Access.

Both properties are Freehold with vacant possession upon completion. Access to No. 37 is directly off Ingoldmells Road over the rubber crumb drive. Access to No. 37A is gained off Ingoldmells Road over the recently resurfaced gravelled drive to the south of the properties which will be owned and maintained jointly with the range of buildings upon which residential planning permission is being applied for.

Services

We understand that mains electricity, water and drainage are connected to both properties. Mains gas is also connected to No. 37. Heating to No.37 is via a gas fired central heating boiler to radiators. Heating to No.37A is via an oil fired central heating boiler.

Local Authority

No.37 is Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111. No.37A is presently deleted from the Council Tax Band as it has been most recently used for letting purposes.

Energy Performance Certificate

No.37 has an energy rating of 66D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0169-2888-6119-9305-4931. No.37A is awaiting an EPC.

Viewing

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

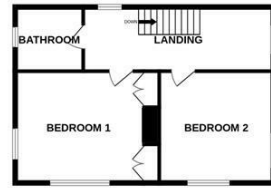
Location

Proceed west out of Skegness on the A158 Lincoln Road, at the Burgh le Marsh roundabout take the first junction into Burgh le Marsh turning right at the 'Bridge Chippy' into Ingoldmells Road, proceed along Ingoldmells road whereupon the property will be found on the left hand side.

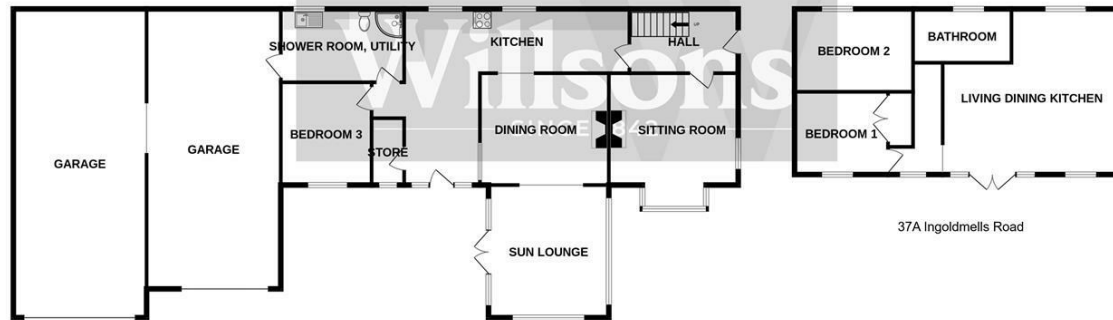
What3words

devoirs.surfacing.fattest





1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



GROUND FLOOR
2628 sq.ft. (244.1 sq.m.) approx.

TOTAL FLOOR AREA : 3142 sq.ft. (291.9 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.

