



Willsons

66, Wainfleet Road, Burgh Le Marsh, Skegness

£299,950



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Willsons
— SINCE 1842 —

66, Wainfleet Road,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5AH

"AGENT'S COMMENTS"

This stylishly presented and spacious 3 bedroom detached bungalow is situated on the outskirts of this popular market town approximately 5 miles inland from the coastal resort of Skegness having a contemporary 24ft dining kitchen with roof lantern, reception hall, lounge, 3 double bedrooms, shower room, utility room, attached garage, ample front car parking, attractive rear garden, Upvc double glazing, gas central heating. Must be viewed to appreciate the accommodation on offer.

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

Upvc double glazed entrance door opens into:

Entrance Porch

With inner glazed door into:

Reception Hall

Having laminate effect floor, radiator, airing cupboard housing the gas boiler, pair of glazed doors to lounge.

Bedroom 1

14'10" x 12'11" max (4.52m x 3.94m max)

Upvc double glazed window to front, radiator, fitted worksurface creating office or dressing room space.

Bedroom 2

13' x 12'10" (3.96m x 3.91m)

Upvc double glazed window to front, radiator.

Bedroom 3

12'10" x 11'7" max (3.91m x 3.53m max)

Upvc double glazed window to rear, radiator.

Shower Room

7'10" x 6'10" (2.39m x 2.08m)

Having a walk-in shower enclosure with direct shower having a rainfall head, shaped wash hand basin with cupboards below, wc, chrome ladder style towel rail radiator, tiled walls, Upvc double glazed window to rear.

Lounge

15'10" x 12'11" (4.83m x 3.94m)

With a pair of glazed doors to hall, Upvc double glazed window to side, log burner on tiled hearth with surround, laminate effect floor, radiator, large opening to:

Dining Kitchen

23'11" x 12'7" (7.29m x 3.86m)

Beautifully equipped with a range of modern wall and base units in a contemporary shade with complimentary worksurfaces over incorporating a breakfast bar, inset stainless steel single drainer sink with mixer tap, ceramic electric hob with stainless steel hood over, integrated electric oven and microwave, integrated dishwasher, stylish vertical radiator, ceiling spotlights, space for American style fridge freezer, Upvc double glazed window to side, pair of Upvc double glazed French doors opening to a rear patio area, this room being flooded with light from the stylish 'Roof Lantern'.

Utility Room

7'7" x 7'3" (2.31m x 2.21m)

Having a complimentary range of wall and base units with worksurfaces and single drainer sink, door into garage, Upvc double glazed rear door and window.

Garage

13'5" x 7'5" (4.09m x 2.26m)

Having a remote controlled roller shutter front door, light and power. The walls have been internally lined.

Exterior

The front has been concreted allowing parking for several vehicles with stoned borders, the larger rear garden has a raised patio area with railings leading down to a lawned area with a backdrop of mature shrubs and trees.

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 '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 '69 C'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 9034-0529-6409-0226-4226.

Viewing

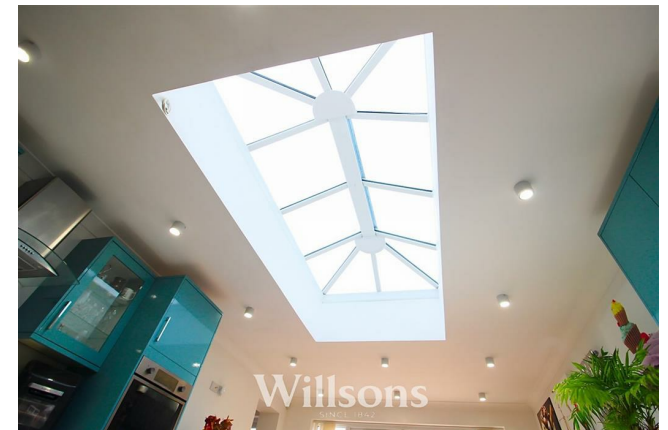
Viewing is strictly by appointment with the Skegness office at the address shown below.

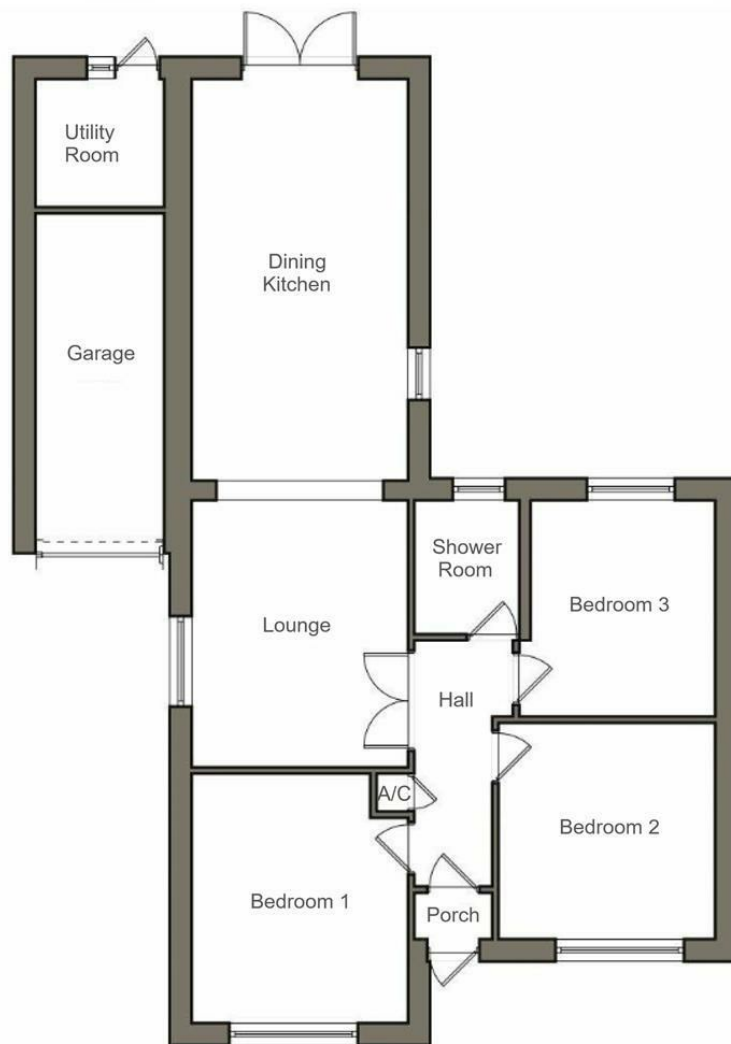
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Directions

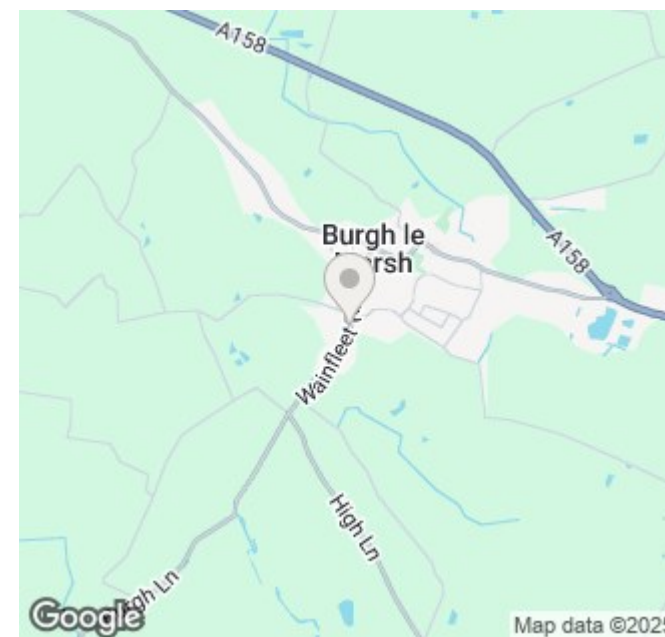
Proceed west out of Skegness on the A158 road to Lincoln, at the Burgh le Marsh roundabout take the left turn into Burgh le Marsh town, proceed through the town centre past the church turning left into Wainfleet Road past the primary school and Burgh Hall whereupon the property will be found on the right hand side.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

