



37, Hall Lane, Burgh le Marsh

£275,000



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**Willsons**  
— SINCE 1842 —



37, Hall Lane,  
, Burgh le Marsh,  
Lincolnshire, PE24 5LX

### "AGENT'S COMMENTS"

*Situated on an elevated plot in the popular village of Burgh-le-Marsh, with open field views and within walking distance of the local amenities. Offering a spacious living area, utility room, office, large driveway and private rear garden. Benefiting from uPVC double glazing throughout, gas central heating and 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>

### Front of Property

With concrete and gravelled driveway providing ample parking, concrete pathways leading to the front and sides of the property, property boundaries of dwarf brick walls.

### Entrance Porch

With uPVC front door, internal glazed door with glass side panel and laminated flooring.

### Entrance Hallway

With loft hatch and carpeted flooring.

### Living Room

13'7" x 13'2" (4.14 x 4.01)

With media wall, bay window to the front of the property and carpeted flooring.

### Dining Room

12'3" x 8'0" (3.73 x 2.44)

With window to the side of the property and carpeted flooring.

### Kitchen

12'4" x 9'4" (3.76 x 2.84)

With wall and base units, sink with mixer tap and drainer, Belling Evolution Range electric cooker with gas hob, extractor hood, tiled splashback, space and plumbing for dishwasher, Worcester combination gas central heating boiler, door leading to the rear garden, window to the rear and vinyl flooring.

### Bedroom One

12'10" x 11'0" (3.91 x 3.35)

With bay window to the front of the property and carpeted flooring.

### Bedroom Two

12'3" x 6'3" (3.73 x 1.9)

With window to the side of the property and carpeted flooring.

### Bedroom Three

17'2" x 6'0" (5.23 x 1.83)

With window to the rear of the property and carpeted flooring

### Bedroom Four

11'7" x 9'0" (3.53 x 2.74)

With window to the rear of the property and carpeted flooring.

### Bathroom

14'03" x 6'06" (4.34m x 1.98m)

With WC, hand basin, corner shower cubicle with direct feed shower, bath with bath shower mixer taps, heated towel rail, extractor fan, fully tiled walls, window to the side of the property and vinyl flooring.

### Office

21'10" x 8'00 (6.65m x 2.44m)

With windows to the rear and side of the property and carpeted flooring.

### Utility Room

8'00 x 4'03" (2.44m x 1.30m)

With space and plumbing for washing machine, shelving and carpeted flooring.

### Rear Garden

Set to lawn with concrete pathways leading to the office, concrete slabbed patio area and property boundaries of fencing and brick walls.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains water, drainage, gas and electricity 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 'C'. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 9288-1003-6205-8479-0204

### Directions

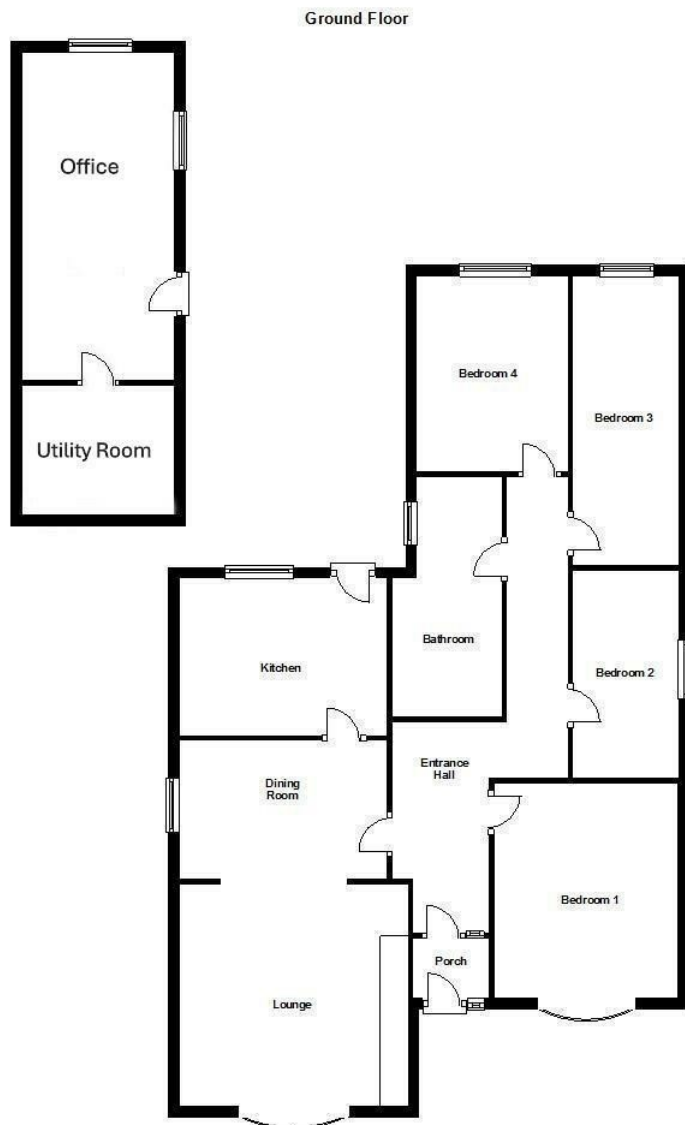
From Burgh Le Marsh Market Place turn left towards Skegness, take the first right turn at the Bridge Fish & Chip shop onto East End/Storeys Lane. Keep following the road round and the property is situated on the right hand side over looking open fields. ///baths.sleeps.3

### Viewing

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







## 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.

