



22, Brewery Street, Burgh Le Marsh, Skegness

£170,000



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Willsons
— SINCE 1842 —

22, Brewery Street,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LG

"AGENT'S COMMENTS"

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000****

An end terrace town house situation in the heart of Burgh-le-Marsh within walking distance of all the local amenities. The property provides a spacious open plan living accommodation, kitchen/diner, conservatory, en-suite, ample size garage, off road parking and rear garden. Benefitting from UPVC windows and doors. No onward chain.

LOCATION

Burgh le Marsh with it's primary school, doctor's surgery, shops including bakers, antique centre 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 located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.



Willsons
SINCE 1842

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<https://www.willsons-property.co.uk>

Front Of Property

With concrete off road parking area, crazy paved edging and stairs leading to the front door.

Entrance Hall

With exposed wooden floorboards, stairs leading to small landing with access to the lounge and further stairs to first floor.

Lounge

15'11" x 13'9" (4.85m x 4.19m)

With bay window to front of the property, wooden surround fireplace with electric fire, storage cupboard and carpeted flooring .

Kitchen/Diner

17' x 9' (5.18m x 2.74m)

With a range of high gloss base and walls units, mosaic tiled splashbacks, integrated fridge, freezer, dishwasher, electric double oven, gas hob, corner extractor hood, acrylic sink with 1.5 bowl and drainer with mixer taps, laminate flooring, window and door to rear of property. Dining area with French doors leading to the conservatory and laminate flooring.

Conservatory

9' x 7'5" (2.74m x 2.26m)

With carpeted flooring, electric heater, windows to side and rear of the property, French doors to dining area and single entry door to patio.

Landing

8'6" x 7'1" (2.59m x 2.16m)

With carpeted flooring

Bedroom One

11'8" x 9'6" (3.56m x 2.90m)

With bay window to front of the property, fitted wardrobes with part glazed doors and carpeted flooring

En-Suite

9'5" x 2'6" (2.87m x 0.76m)

With WC, vanity wash basin unit, towel rail, shower cubicle with direct feed shower, mermaid boarding, tiled walls and flooring.

Bathroom

6'3" x 6' (1.91m x 1.83m)

With window to side of the property, WC, sink, bath, electric fan heater, part tiled walls and vinyl flooring.

Bedroom Two

9'9" x 8'8" (2.97m x 2.64m)

With loft hatch, carpeted flooring, window to rear of the property.

Bedroom Three

9'9" x 8'2" (2.97m x 2.49m)

With window to rear of the property and carpeted flooring.

Garage

26'2" x 17' (7.98m x 5.18m)

With with electric door, immersion tank, gas boiler, base unit with stainless steel sink, taps and drainer and plumbing for washing machine.

Rear Garden

With walled paved patio area, steps leading up to lawn laid to grass, fencing to side and rear of the garden and slabbed footpath to rear access gate.

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number :8237-2425-5200-0217-6202

Services

We understand that mains water, drainage, gas and electricity 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.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Directions

Leave Skegness on the A158 west towards Lincoln and continue for approximately 4 miles. Take the first exit on the roundabout signed for Burgh-le-Marsh and continue towards the centre of the village. Turn left off High Street on to Brewery Street opposite The Guest House Public House. The property is located on the right before Church Hill.

What 3 Words

///cashiers.vessel.choirs

Viewing

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

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

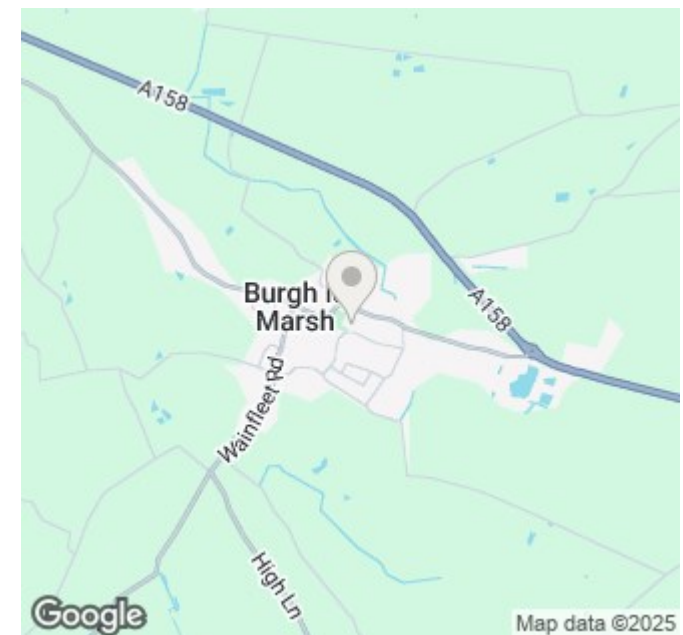




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

