



11 Burlington Road, Skegness

Offers Over £180,000



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Willsons
— SINCE 1842 —

11 Burlington Road, Skegness,
Lincolnshire, PE25 2EW

"AGENT'S COMMENTS"

A well presented semi-detached house located on a quiet no-through road in the coastal town of Skegness. Ideal base for the local schools, doctors, shops, transport links and new college. This property benefits from a recently fitted kitchen, off road parking, gas central heating, private rear garden, downstairs cloakroom, conservatory and uPVC windows and doors throughout.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary and secondary schools including a grammar and colleges. There are a range of shops, both national and local independents and several supermarkets. Skegness also has a hospital, doctor's and dentist's surgeries, and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways including Fish and Chips. Bus services run along the coast and also to Boston, approx. 22 miles south-west and to Lincoln, approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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

Front Of Property

With drop kerb access to a gravelled parking space, paved footpath to front door, bordered by mature trees and fencing.

Hallway

With carpeted flooring and stairs leading to first floor.

Lounge

11'x11'3" (3.35mx3.43m)

With feature inset fireplace having down lighting, wooden effect laminate flooring and bay window to front of the property.

Kitchen

12'8" x 8'11" (3.86m x 2.72m)

With recently fitted kitchen having a range of wall and base units, mermaid boarding splashbacks, space for fridge, space and plumbing for washing machine, brushed stainless steel 1.5 sink with mixer taps, gas hob, electric oven, integrated microwave, storage cupboard housing the gas fired boiler, tiled flooring, internal window to the conservatory and window to side of the property.

Conservatory

12'11" x 10'11" (3.94m x 3.33m)

With wooden effect laminate flooring, windows to sides and rear of the property and door to rear garden.

WC

With hand basin and tiled splashback, WC, tiled flooring and window to side of the property.

Landing

With carpeted flooring and window to side of the property.

Bedroom One

12'6" x 12'4" (3.81m x 3.76m)

With over stair storage cupboard, carpeted flooring and bay window to front of the property.

Bedroom Two

9'6" x 8'1" (2.90m x 2.46m)

With carpeted flooring and window to rear of the property.

Bathroom

7'x6'11" (2.13mx2.11m)

With sink, WC, bath with mixer tap shower over, heated towel rail, extractor fan, vinyl flooring and window to rear of the property.

Rear Garden

With recently fitted new fencing to the righthand side boundary, garden mainly laid to grass, concrete base for further shed, slabbed footpath leading from the conservatory to the side gate and front of the property.

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/find-energy-certificate Reference Number: 2728-3922-0202-3712-9200

Services

We understand that mains gas, water, drainage and electricity are connected to the property.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Tenure & Possession

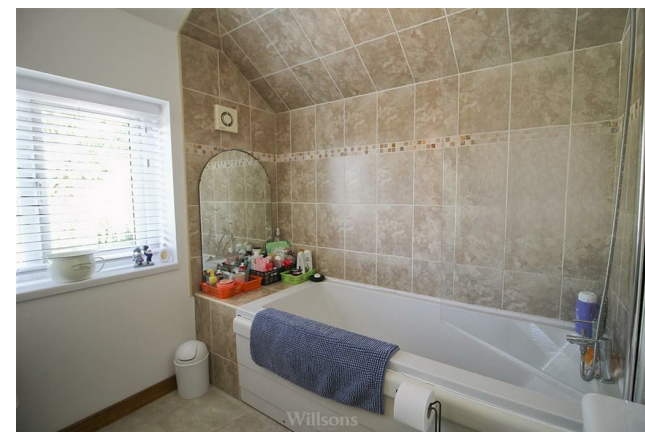
The property is Freehold with vacant possession upon completion.

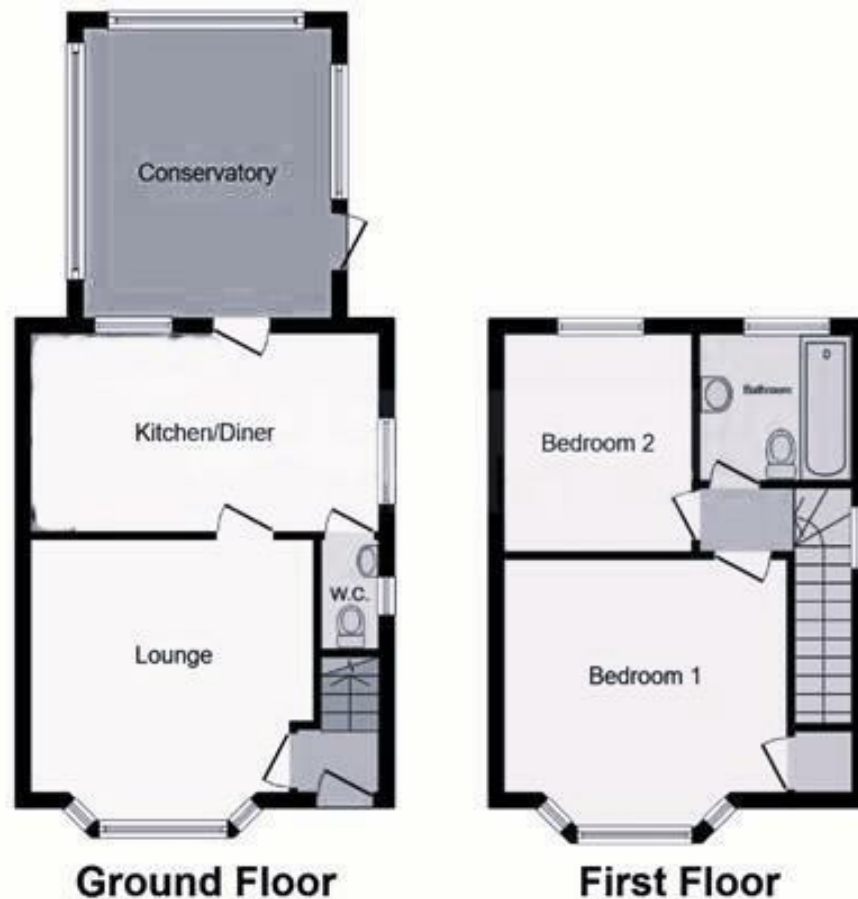
Viewing

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

What 3 Words

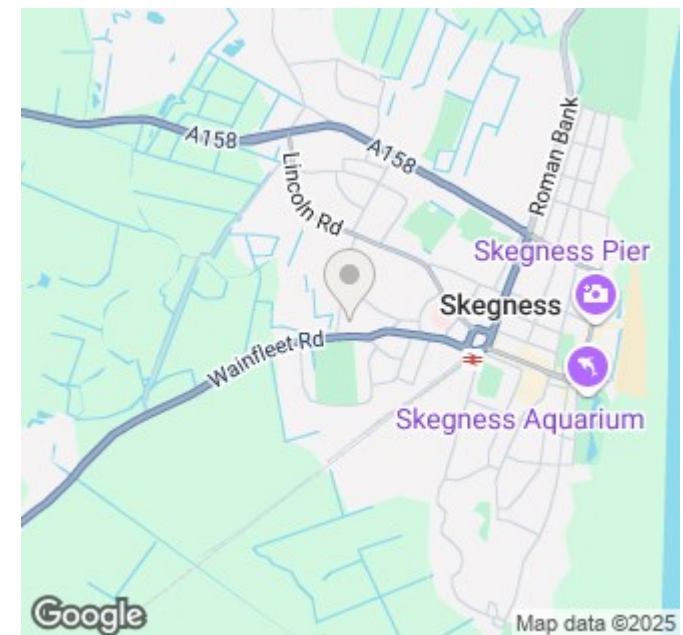
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FLOORPLAN Not to scale – For identification purposes only

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.

