



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE

103 Skegness Road  
Burgh le Marsh, Skegness. PE24 5LL

BELL





## 103 Skegness Road

### Burgh le Marsh

103 Skegness Road is a modern, three-bedroom family home (semi-detached), enjoying bright, open living accommodation and excellent kitchen and bathroom fittings. Set back from the road, the property offers ample parking for multiple vehicles, a lawn to the front and larger lawn space, plus timber decking and paved patio seating spaces, to the rear.

The property occupies an attractive plot in the highly regarded and well serviced village of Burgh Le Marsh. Situated just 5 miles from the popular coastal resort of Skegness, local amenities include village shops, including butcher and post office, pubs and restaurants and also offers excellent local schools.

#### ACCOMMODATION

Hallway with composite front entrance door, wood effect flooring, ceiling light and power points. Doors to cloakroom and to:

Dining Kitchen having uPVC double glazed bay window to front aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to square edge worktop with space and connections for upright fridge freezer and under counter washing machine, Cuisine Master oven and grill beneath extractor. Wood effect flooring, radiator, ceiling spotlights and power points. Open to:

Living Room having uPVC double glazed French doors to rear aspect; carpeted staircase with wood spindle and balustrade to first floor, carpeted floor, TV point and ceiling light.

Cloakroom with low level WC, wash hand basin, wood effect flooring and ceiling light.





## First Floor

Gallery Landing with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Doors to bedrooms and bathroom.

Bedroom 3 having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to front aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tiled surround, monsoon and regular shower heads over, pedestal wash hand basin and low level WC. Tile effect vinyl flooring, built in storage space, heated towel rail and ceiling spotlights.

## OUTSIDE

The property is approached to the front via a gravel driveway, continuing to provide off road parking to the front and side. The front garden is laid to lawn with hedging to the front and side.

The rear garden is predominantly laid to lawn, with paved patio seating leading off the rear of the property and to the far end, set to one corner is a raised timber decked area with post and rail containment. The garden is secured by timber fencing to ensure a child and pet friendly space. Alongside the patio is a useful timber store and gate leading back to the drive.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

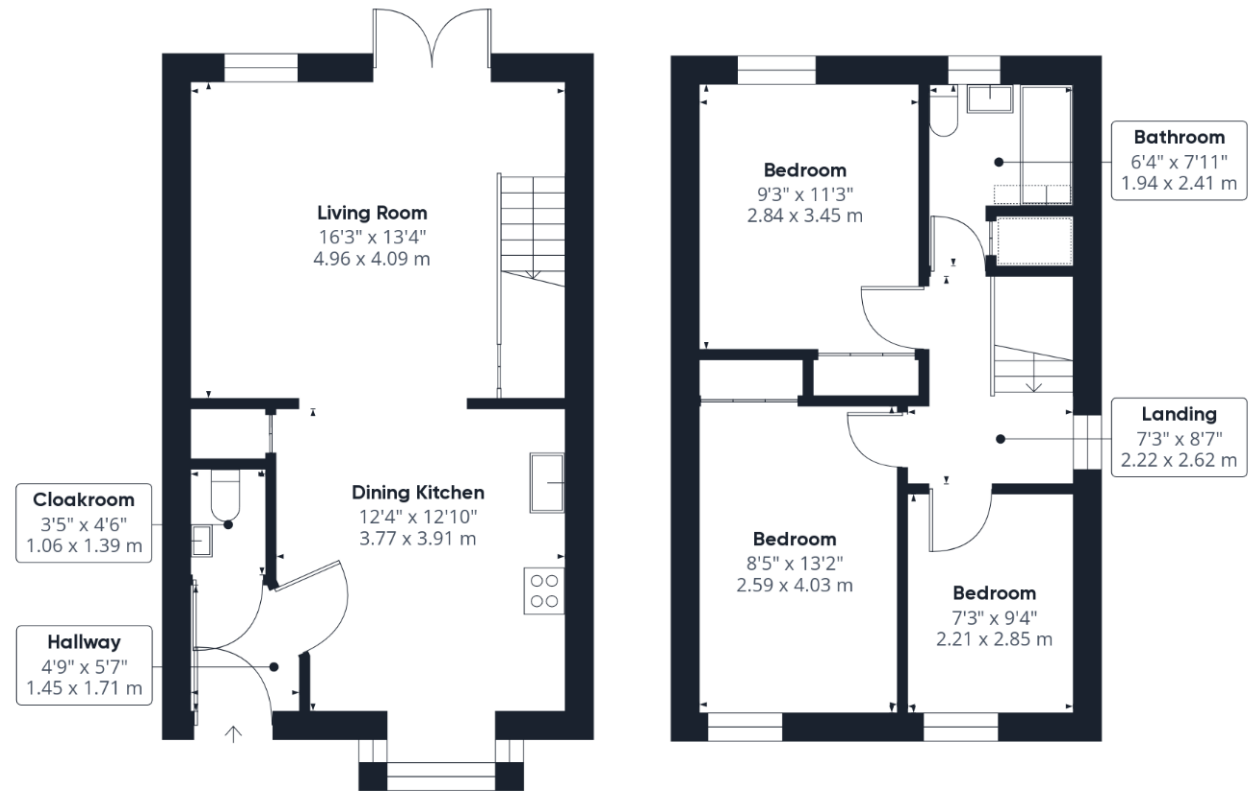
VIEWING: By arrangement with the agent's Horncastle Office...

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#### Approximate total area<sup>(1)</sup>

826.04 ft<sup>2</sup>  
76.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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