



 **NEWTON**  
**FALLOWELL**

Quincy Storeys Lane, Burgh Le Marsh – PE24 5LR  
£239,950

# Quincy Storeys Lane

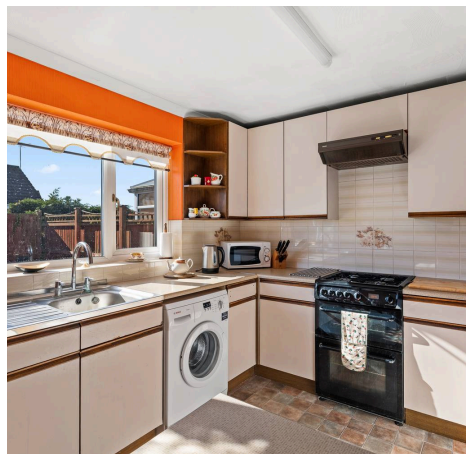
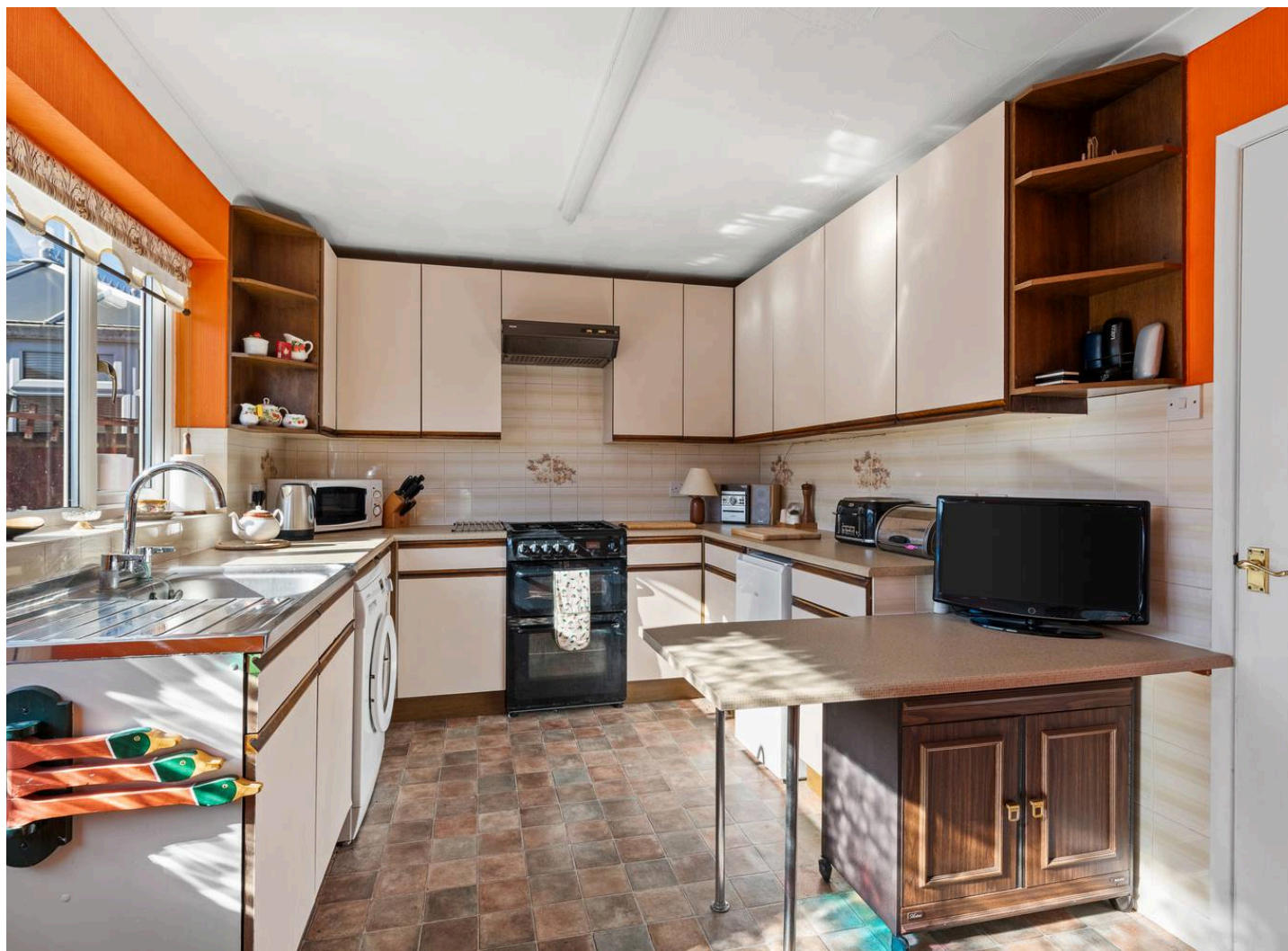
Burgh Le Marsh, Skegness

NO CHAIN. A good sized 3 bedroom Detached Bungalow situated on a pleasant corner plot in the popular market town of Burgh Le Marsh. The accommodation comprises Enclosed Porch, Hallway, 18ft Lounge, Kitchen and Dining Room, Bathroom with separate Shower. There are low maintenance gardens, concrete driveway and a detached Garage. Viewing is recommended to appreciate the size and location.

Council Tax band: C

Tenure: Freehold

EPC Rating: E





## ACCOMMODATION

Entrance is on the side elevation via an:-

### ENCLOSED PORCH

With pvc door, tiled floor and an inner glazed door leading to the:-

### HALLWAY

With radiator, access to boarded roof space with pull down ladder and light, built in airing cupboard housing the hot water cylinder and Glowworm gas central heating boiler.

### LOUNGE

18' 3" x 10' 10" (5.57m x 3.29m)

With pvc bow window to the front elevation, fireplace surround with inset coal effect gas fire, radiator.

### KITCHEN

11' 8" x 8' 11" (3.56m x 2.73m)

With base and wall units worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for gas cooker with extractor hood above, space and plumbing for washing machine, further appliance space, breakfast bar, pvc window and door to the rear elevation, arched opening to the:-

### DINING ROOM

7' 11" x 7' 10" (2.42m x 2.38m)

With pvc window to the rear elevation, radiator.

### BEDROOM 1

15' 2" x 8' 11" (4.62m x 2.71m)

With pvc window to the front elevation, radiator.

### BEDROOM 2

9' 9" x 8' 11" (2.96m x 2.71m)

With pvc window to the side elevation, radiator.



**BEDROOM 3**

10' 11" x 6' 11" (3.34m x 2.10m)

With pvc window to the side elevation, radiator.

**BATHROOM**

7' 11" x 6' 8" (2.42m x 2.03m)

With panelled bath with mixer tap and hand shower attachment over, pedestal hand basin, W.C, shower enclosure with Mira electric shower, part tiled walls, opaque pvc window to the side elevation.

**OUTSIDE**

The property occupies a lovely corner position with Storeys Lane and Johnson Way. There are gravelled garden areas to the front and side with inset trees and a gates path to the front door. A concrete drive is accessed via Johnson Way and provides access to the:-

**GARAGE**

23' 5" x 8' 11" (7.14m x 2.73m)

With electric up and over vehicle door, light and power connected, pvc personal door and window to the side elevation.

**REAR GARDEN**

The enclosed rear garden is paved for lower maintenance.

**TENURE**

Freehold.

**SERVICES**

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

**VIEWING**

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.





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## COUNCIL TAX

Charging Authority – East Lindsey District

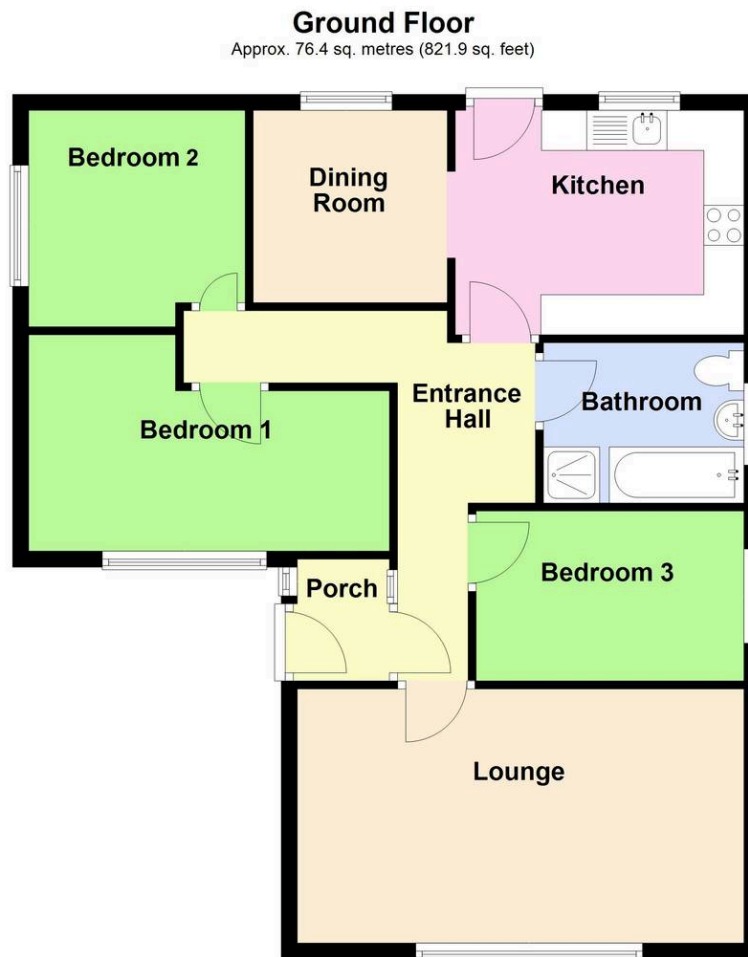
Council Band C – 2026/27 – £2,027.31

## ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 76.4 sq. metres (821.9 sq. feet)



## Newton Fallowell Estate Agents

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