



CHOICE PROPERTIES

Estate Agents

4 St. Peters Close,
Skegness, PE24 5EH

Offers Over £170,000



The perfect bungalow with exceptionally low running costs.

Choice Properties are delighted to offer for sale this beautifully modernised two-bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac within the popular market town of Burgh Le Marsh. Ideally located, the property is within easy reach of local shops, parks, a public house, and excellent public transport links. Designed with energy efficiency in mind, the property benefits from owned solar panels with a 5kW battery storage system, an air source heat pump, and hot and cold air conditioning, helping to keep running costs to a minimum while providing year-round comfort. The well-presented accommodation comprises an entrance hall, modern fitted kitchen, spacious lounge, two bedrooms, and a contemporary shower room. Outside, the property enjoys attractive gardens, a garage/workshop, and a private driveway providing off-road parking. Offered to the market with no onward chain, this superb bungalow is ideal for those seeking a move-in-ready home with the added benefit of low maintenance and excellent energy efficiency. Early viewing is highly recommended.

Offered to the market chain free with accommodation comprising :

Entrance

Composite double glazed door to:

Kitchen / Breakfast Room

12'1 10'9

Triple glazed window to front, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in fridge/freezer, including appliances, radiator.

Lounge

15'4 x 10'6

Triple glazed window to front, Daikin hot and cold airing conditioning, radiator.

Bedroom One

10'6 x 10'1

Triple glazed window to rear, Daikin hot and cold air conditioning, radiator.

Bedroom Two

10'7 x 6'8

Triple glazed French doors to rear opening to garden, radiator.

Shower Room

Triple glazed obscure window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

Garden

Mainly laid to lawn, covered seating area, flowers, trees and shrubs, fruit trees, side access.

Garage / Workshop

Double glazed window to front, side door, power and light.

Driveway

Leading to garage / workshop, providing off road parking space.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
704 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of PE24 5EH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

