



 **NEWTON**
FALLOWELL

7 St. Peters Close, Burgh Le Marsh – PE24 5EH
£244,950

7 St. Peters Close

Burgh Le Marsh, Skegness

A well presented 3 Bedroom Detached Bungalow with Hallway, Kitchen/Dining Room, Utility, Store, Lounge and Bathroom. Driveway for parking and low maintenance rear garden. Pvc double glazing and gas central heating. EPC Rating D

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

HALLWAY

With pvc door, radiator.

LIVING ROOM

19' 11" x 11' 9" (6.07m x 3.57m)

With electric fire, radiator, pvc window to the front elevation.

INNER HALLWAY

With pull down ladder access to loft space with light, storage cupboard.

BEDROOM 1

14' 6" x 8' 9" (4.42m x 2.67m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

12' 8" x 10' 0" (3.85m x 3.06m)

With pvc window to the rear elevation, radiator.

BEDROOM 3

10' 0" x 7' 3" (3.05m x 2.22m)

With pvc window to the front elevation, radiator.

BATHROOM

7' 4" x 8' 10" (2.23m x 2.70m)

With bath, pedestal wash basin, WC, corner shower enclosure with Mira electric shower, heated towel radiator, tiled walls and floor, spotlights, opaque pvc window to the side elevation.

KITCHEN

11' 1" x 10' 11" (3.38m x 3.34m)

With wall and base units, worksurfaces and tiled splash backs, built in oven with electric hob and extractor fan above, 1 1/2 stainless steel sink unit, space for dining table, pvc door to the side elevation.



UTILITY

7' 8" x 9' 7" (2.34m x 2.93m)

With plumbing for washing machine, base units, pvc window to the side elevation, door to:-

STORE

8' 2" x 8' 10" (2.48m x 2.70m)

(Former Garage Space) Housing the Glo Worm gas central heating boiler, up and over door.

OUTSIDE

The front garden is low maintenance with stone chipping and driveway for parking. A gate leads to the rear garden being low maintenance with paved area for seating, borders.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band C - 2025/26 - £1,956.95







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, 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

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. 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.

Ground Floor

Approx. 94.4 sq. metres (1016.3 sq. feet)



Total area: approx. 94.4 sq. metres (1016.3 sq. feet)



Newton Fallowell Estate Agents

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