



**Dawson Drive, Burgh Le Marsh Skegness PE24 5NA**

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## **Dawson Drive, Burgh Le Marsh Skegness**

A well-proportioned two-bedroom detached bungalow situated in a quiet residential area on Dawson Drive in the popular market town of Burgh Le Marsh. The property offers a spacious lounge, fitted kitchen, dining room, shower room with separate WC, Rear garden, 2 x Driveway, Garage & Car Port.

### **Entrance Hall**

Via a single door leading into entrance hallway with loft hatch access (with ladder) and leading to all other rooms.

### **Lounge**

17' 9" x 11' 11" ( 5.41m x 3.63m )

Good sized lounge with radiator and window to front elevation. Gas fire with surround.

### **Kitchen**

11' 3" x 9' 5" ( 3.43m x 2.87m )

With wall, base & drawer units with worktop space over, sink & drainer, space and plumbing for a washing machine, space for a fridge freezer, integrated oven, induction hob and extractor hood. Window to side elevation.

### **Dining Room**

13' 3" x 7' 2" ( 4.04m x 2.18m )

Patio doors to side elevation and radiator. This could also be used as a third bedroom, craft room or home office.

### **Inner Hall**

With radiator and storage cupboard.

### **Wc**

With Wc, wash basin, radiator and window.

### **Bedroom 1**

12' 3" x 10' 2" ( 3.73m x 3.10m )

Double bedroom, radiator and window to rear elevation.

### **Bedroom 2**

8' 11" x 8' 9" ( 2.72m x 2.67m )

With radiator and window to front elevation.

### **Shower Room**

Shower cubicle, sink, radiator and window to side elevation.

### **Loft Space**

With ladder access and the loft also houses the boiler.

### **Front Garden**

With a small central front garden and driveways located each side of the property. One side leads down to a car port and garage.

### **Rear Garden**

Decking area providing ample space for garden furniture with additional patio areas, fenced and summer house. Gate access leading from the side of the property.

### **Garage**

16' 9" x 8' 5" ( 5.11m x 2.57m )

Window to rear, up and over door with power and lighting.

### **Local Area**

Burgh Le Marsh is a charming and well-served historic market town located just a few miles from the popular seaside resort of Skegness. The town offers a range of everyday amenities including local shops, supermarkets, traditional pubs, cafés, medical facilities, and a well-regarded primary school. The area retains a strong sense of community and character, with its historic windmill and regular local markets. For those who enjoy the outdoors, the surrounding Lincolnshire countryside provides excellent walking and cycling routes, while the nearby coast offers miles of sandy beaches and seaside attractions.

Burgh Le Marsh also benefits from good transport



links to Skegness and surrounding villages, making it a convenient location for those seeking a quieter setting while remaining close to coastal amenities.



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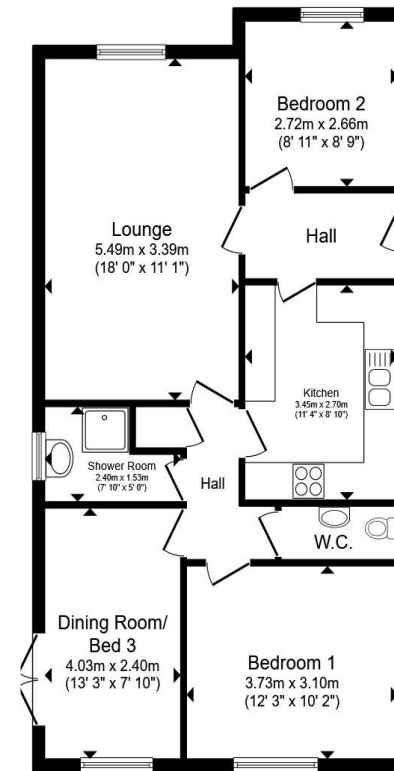
## Dawson Drive, Burgh Le Marsh Skegness

- Detached two-bedroom bungalow
- Spacious lounge
- Fitted kitchen & dining room
- Shower room with separate WC
- Good-sized rear garden with decking area

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£200,000**



Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG110223 - 0004

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