



**Burgh Road, Skegness PE25 2RA**

**welcome to**

## **Burgh Road, Skegness**

A three-bedroom semi-detached property located on Burgh Road in Skegness, offering excellent potential for modernisation. Featuring two reception rooms, a conservatory, and a generous rear garden, this home is ideal for buyers looking to create a personalised living space or investment opportunity.

### **Entrance Hallway**

With under-stair storage cupboard with window, radiator and window.

### **Lounge**

14' into bay x 12' 4" ( 4.27m into bay x 3.76m )  
A good sized lounge with bay window to front elevation and radiator.

### **Dining Room**

11' 9" max x 10' 9" ( 3.58m max x 3.28m )  
Sliding doors leading into conservatory, radiator and storage cupboard and access leading into kitchen.

### **Kitchen**

8' 8" x 7' 2" ( 2.64m x 2.18m )  
Wall, base and drawer units with worktop space over, inset sink, drainer & mixer tap, space for a cooker with further space for a washing machine, window to side elevation. Wall mounted boiler and fuse box.

### **Conservatory**

11' 1" x 6' 3" ( 3.38m x 1.91m )  
Sliding door to rear garden and additional Wc off conservatory.

### **Downstairs Wc**

Directly off the Conservatory with window.

### **Bedroom 1**

11' 9" x 11' ( 3.58m x 3.35m )  
Double bedroom with storage cupboard, radiator and window to rear elevation.

### **Bedroom 2**

11' 9" x 11' ( 3.58m x 3.35m )  
Double bedroom with storage cupboard, feature fireplace, radiator and window to front elevation.

### **Bedroom 3**

7' 2" x 6' 8" ( 2.18m x 2.03m )  
With storage cupboard, radiator and window to front elevation.

### **Shower Room**

Newly fitted double shower cubicle, sink, wc, airing cupboard, additional storage cupboard, radiator, heating control panel and window to rear elevation.

### **Front Garden**

Concrete driveway to front.

### **Rear Garden**

A good sized rear garden mainly laid to lawn with patio area, shed and side access,





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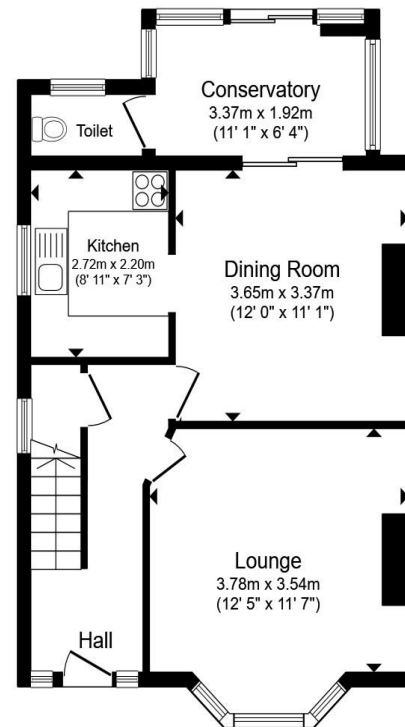
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## Burgh Road, Skegness

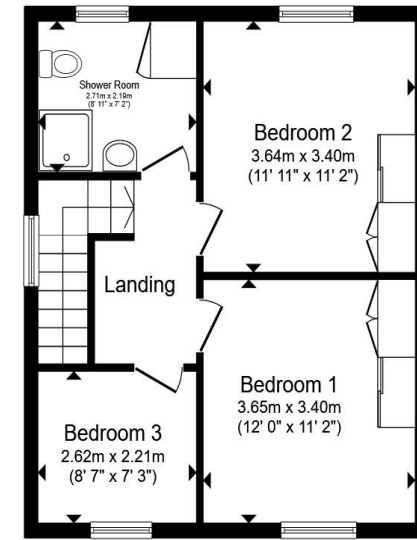
- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£175,000**



**Ground Floor**



**First Floor**

Total floor area 98.2 m<sup>2</sup> (1,056 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:  
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