



7 Venables Close

Burgh Le Marsh, Skegness

A well presented detached bungalow with two double bedrooms situated on a lovely corner plot in the popular market town of Burgh le Marsh. The accommodation comprises enclosed porch, entrance hall, lounge, kitchen diner, 2 bedrooms and a shower room. There are low maintenance gardens to three sides, a concrete drive and detached garage. The property benefits from gas central heating. EPC Rating D

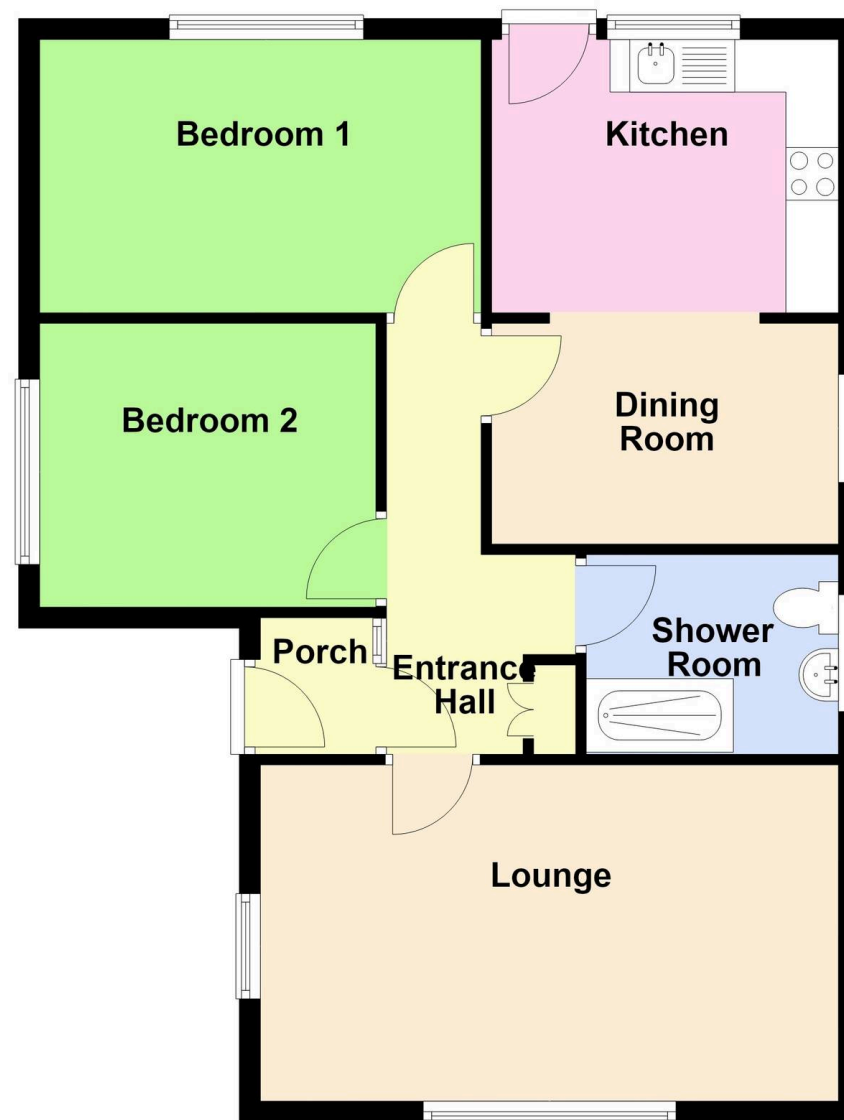
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



Total area: approx. 66.9 sq. metres (720.0 sq. feet)



ACCOMMODATION

Entrance is on the side elevation via a pvc door opening to:-

PORCH

With tiled floor, glazed inner door to the:-

HALLWAY

With built in cupboard housing the hot water cylinder, access to roof space, radiator.

LOUNGE

18' 4" x 11' 0" (5.59m x 3.35m)

With pvc bow window to the front elevation with deep sill, high level circular pvc window to the side elevation, radiator.

KITCHEN

11' 7" x 8' 10" (3.53m x 2.69m)

With base and wall units, worksurfaces with the tiled splashbacks, inset stainless steel 1 1/2 bowl sink unit, cooker point with extractor hood above, space and plumbing for washing machine, space for fridge freezer, wall mounted Glowworm gas central heating boiler, pvc window and door to the rear elevation, arched opening to the:-

DINING ROOM

11' x 6' 9" (3.36m x 2.07m)

With pvc window to the side elevation, radiator.

BEDROOM 1

14' 0" x 8' 9" (4.27m x 2.67m)

With pvc window to the rear elevation, radiator.

BEDROOM 2

10' 11" x 9' 0" (3.33m x 2.75m)

With pvc window to the side elevation, radiator.



SHOWER ROOM

8' 0" x 6' 8" (2.44m x 2.03m)

Fitted with a large shower enclosure with sliding glass door, vanity unit with inset hand basin and W.C with concealed cistern, part tiled walls, heated towel radiator, opaque pvc window to the side elevation.

OUTSIDE

The property occupies a lovely corner plot with low maintenance gravelled gardens to the front and and side. To the rear of the bungalow is an enclosed paved garden area which extends around to a lawned garden to the side. A handgate opens onto the driveway and access to the:-

GARAGE

16' 6" x 8' 11" (5.03m x 2.72m)

With up and over vehicle door, light and power connected, pvc door to the rear garden.

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 – 2026/27 – £2,027.31



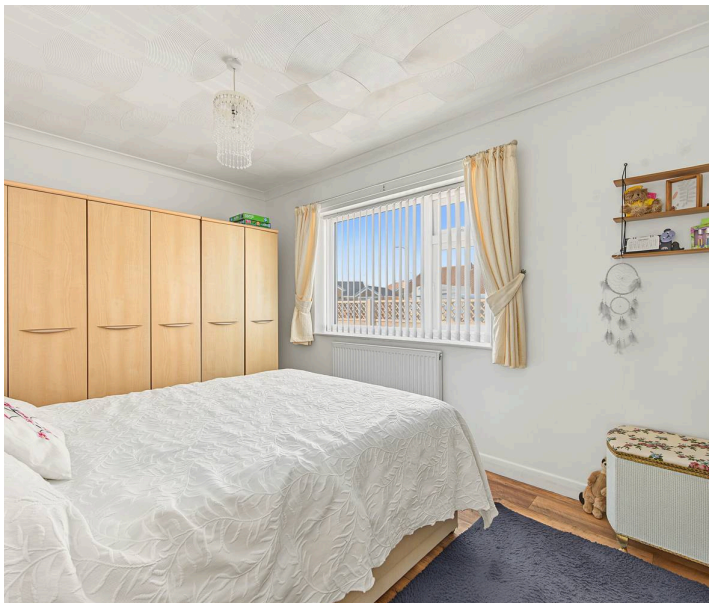


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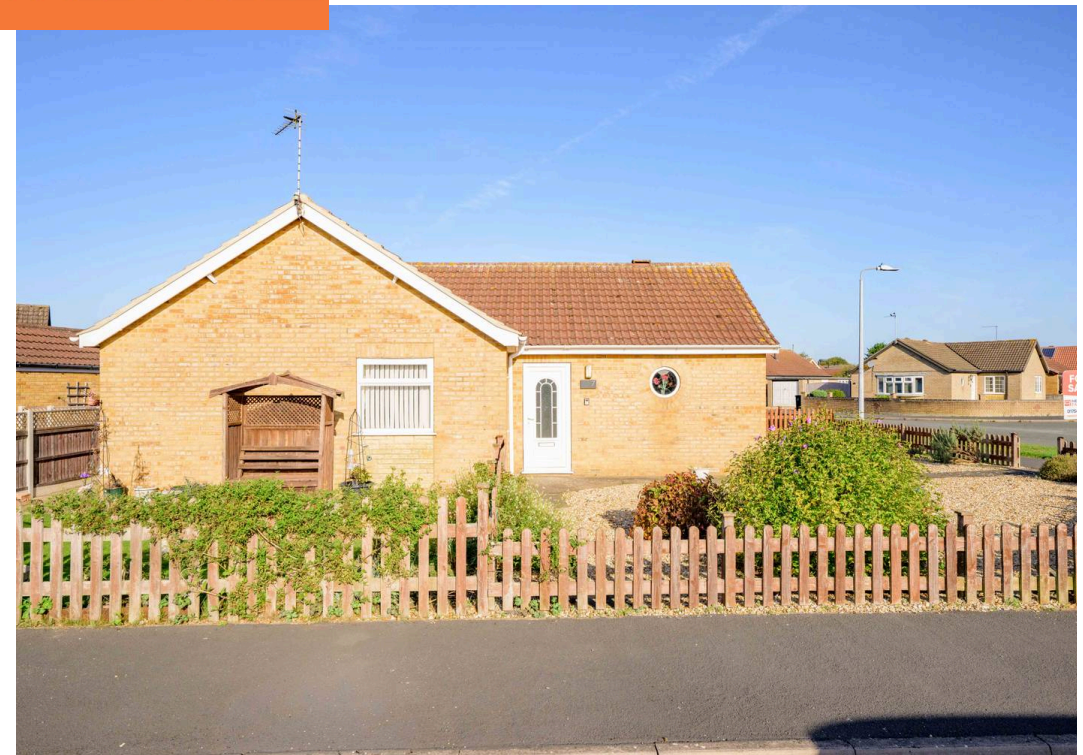
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 **NEWTON FALLOWELL**







Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

