



 **NEWTON**
FALLOWELL

32 Storeys Lane, Burgh Le Marsh – PE24 5LP
£230,000

32 Storeys Lane

Burgh Le Marsh, Skegness

A well presented 3 Bedroom detached bungalow in the popular market town of Burgh Le Marsh just a short walk to local amenities. The accommodation comprises Enclosed Porch, Entrance Hall, 15' Lounge with multi fuel stove, Kitchen, Dining Room, ground floor Bedroom and Bathroom. To the first floor is a useful landing area which has been utilised as a Dressing Room and 2 further Bedrooms. There is a low maintenance garden to the front, concrete drive leading to a Garage, Workshop and lawned rear garden. Viewing is essential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the side elevation via a pvc door to the

LOBBY

With pvc window, inner door to the:-

ENTRANCE HALL

With radiator.

LOUNGE

15' 1" x 12' 2" (4.59m x 3.71m)

With pvc window to the front elevation, radiator, chimney breast recess with inset multi fuel stove.

BATHROOM

9' 0" x 6' 9" (2.74m x 2.05m)

Fitted with a panelled bath with shower and screen over, modern vanity unit with inset hand basin and W.C with concealed cistern, pvc window to the side elevation, heated towel radiator, built in cupboard.

DINING ROOM

13' 0" x 9' 0" (3.97m x 2.75m)

With pvc window to the rear elevation, radiator.

KITCHEN

13' 3" x 9' 0" (4.03m x 2.75m)

Fitted with a range of base and wall units, worksurfaces with tiled splashback, space and plumbing for washing machine, further appliance space, oven unit housing a built in double oven, induction hob with pull out extractor above, breakfast bar with radiator under, wall mounted Worcester gas central heating boiler, pvc window overlooking the rear garden, pvc door to the:-

SIDE PORCH

With pvc doors to the front and rear elevation.



BEDROOM 2

12' 0" x 10' 0" (3.67m x 3.06m)

With pvc window to the front elevation, radiator.

STUDY

10' 0" x 9' 0" (3.04m x 2.75m)

With pvc window to the side elevation, radiator, stairs to first floor.

1ST FLOOR LANDING / DRESSING AREA

With Velux skylight window, access to eaves storage space.

BEDROOM 1

14' 11" x 10' 2" (4.54m x 3.09m)

With Velux skylight window, access to eaves storage space, built in open wardrobe and shelving.

BEDROOM 2

8' 11" x 10' 2" (2.73m x 3.09m)

With Velux skylight window.

OUTSIDE

To the front is a gravelled garden area with raised garden beds. A concrete drive to the side provides off street parking and access to the:-

GARAGE

17' 5" x 8' 10" (5.31m x 2.68m)

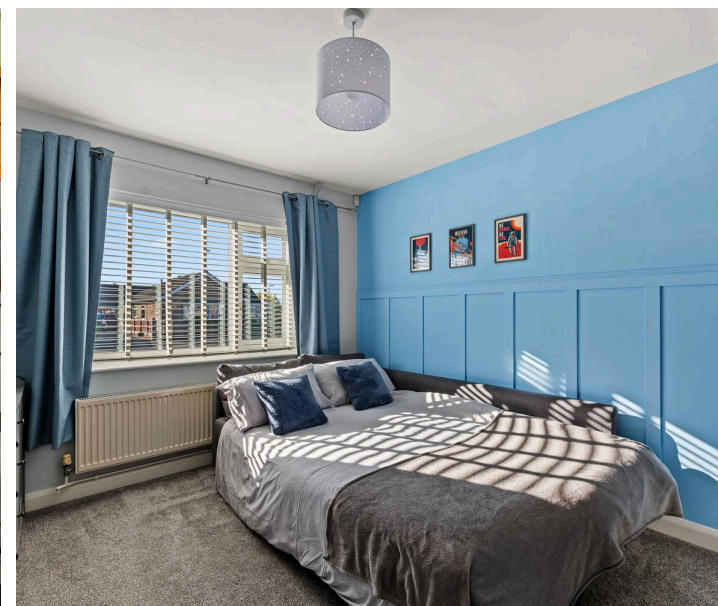
With up and over door, light and power connected, window to the rear elevation. Adjacent to the Garage is a:-

WORKSHOP

With pvc door to the rear garden.

REAR GARDEN

The rear garden is enclosed by fencing and mature conifer hedging with a lawned area, gravelled area and raised decked seating terrace with hot tub and timber garden store.





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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

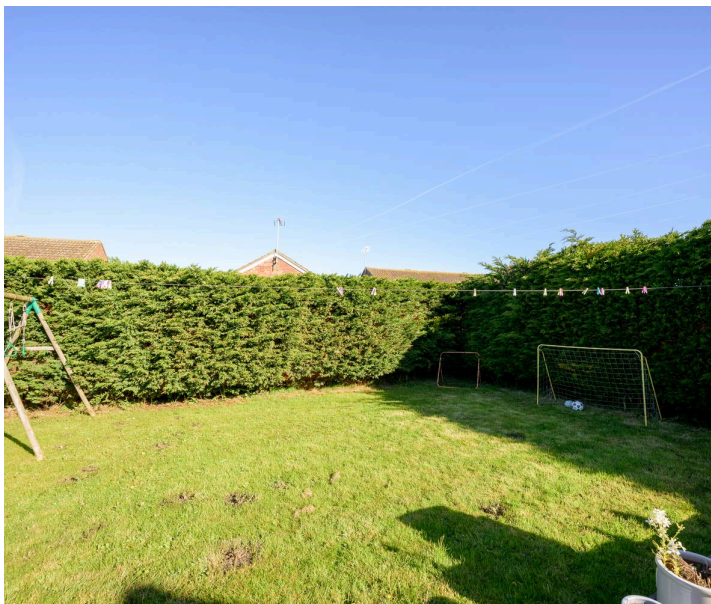
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band c - 2026/27 - £2027.31

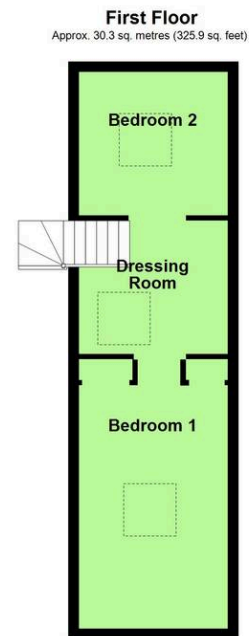
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AGENTS NOTES

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Total area: approx. 133.1 sq. metres (1432.5 sq. feet)



Newton Fallowell Estate Agents

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