

NEWTON FALLOWELL

33 Elm Crescent, Burgh Le Marsh - PE24 5EG

£180,000

33 Elm Crescent

Burgh Le Marsh, Skegness

NO CHAIN. A refurbished 2 bedroom bungalow situated in the popular village of Burgh Le Marsh. The accommodation comprises entrance hall, lounge, newly fitted kitchen and shower room and 2 bedrooms. There is a lawned garden to the front with a concrete drive providing ample parking and access to the garage. The rear garden is also lawned with farmland beyond. Viewing is essential to appreciate the improvements made which include new kitchen and shower room, new front door, new floor coverings and re-decoration throughout. EPC Rating C

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

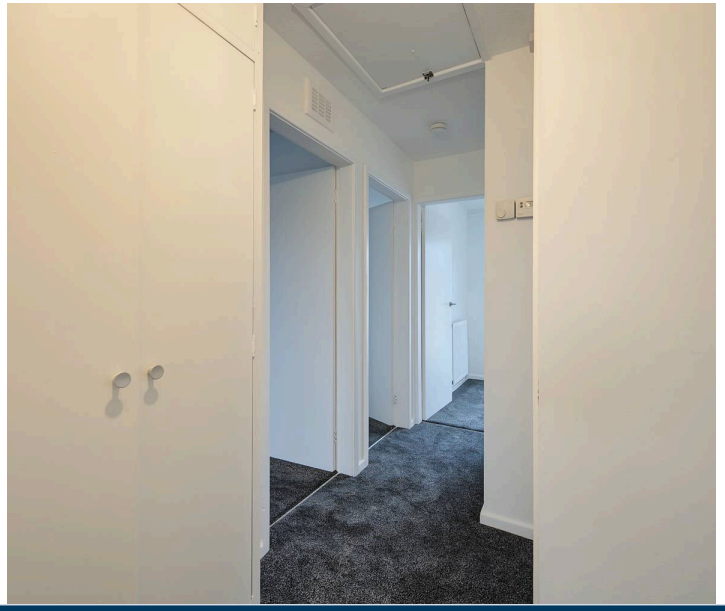
EPC Environmental Impact Rating: C



NEWTON FALLOWELL







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

HALLWAY
With access to roof space, built in double doored cupboard.

LOUNGE
15' 5" x 10' 5" (4.70m x 3.17m)
With pvc window to the front elevation, radiator, fireplace surround with inset fire.

KITCHEN
10' 7" x 8' 7" (3.23m x 2.62m)
Re-fitted with a modern range of base and wall units, worksurfaces with matching splashbacks, composite sink unit with mixer tap over, built in oven with 4 ring gas hob and extractor hood above, space and plumbing for washing machine, wall mounted gas central heating boiler, extractor fan, space for fridge freezer, pvc window to the front elevation.

BEDROOM 1
10' 6" x 10' 5" (3.20m x 3.17m)
With pvc window to the rear elevation, radiator.

BEDROOM 2
10' 7" x 6' 7" (3.23m x 2.01m)
With radiator and pvc sliding patio door to the rear garden.

BATHROOM
Re-fitted with a tiled shower enclosure with glass screen doors and direct shower, vanity unit with inset hand basin and W.C with concealed cistern, part tiled walls, opaque pvc window to the side elevation, radiator.

OUTSIDE
To the front is a lawned garden with shrub beds. A concrete driveway leads down the side of the property to the:-

GARAGE
17' 11" x 9' 0" (5.47m x 2.75m)
With electric roller shutter door, side door to the garden, power connected.

REAR GARDEN
The rear garden is mainly lawned with concrete paths leading to a slate chipped area at the bottom. Beyond the rear garden lies farmland.

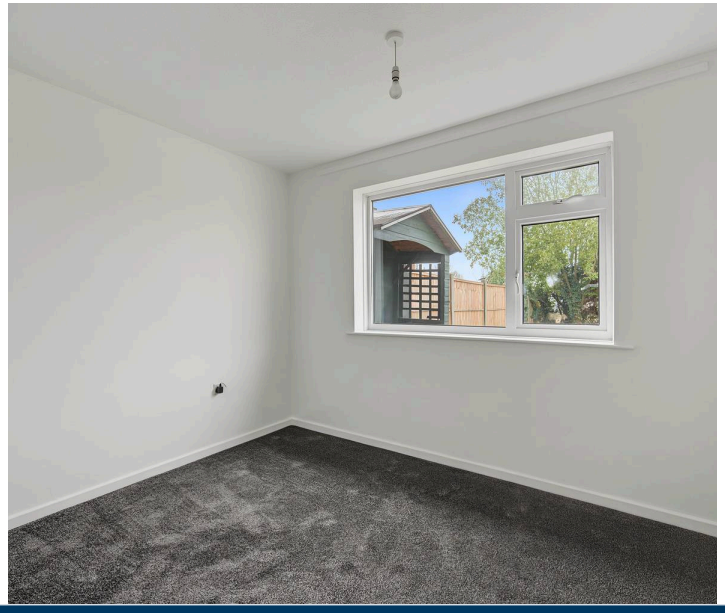
TENURE
Freehold.

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 and accompanied by their personnel.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band B - 2026/27 - £1,773.89








Carex
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ANTI-MONEY LAUNDERING REGULATIONS

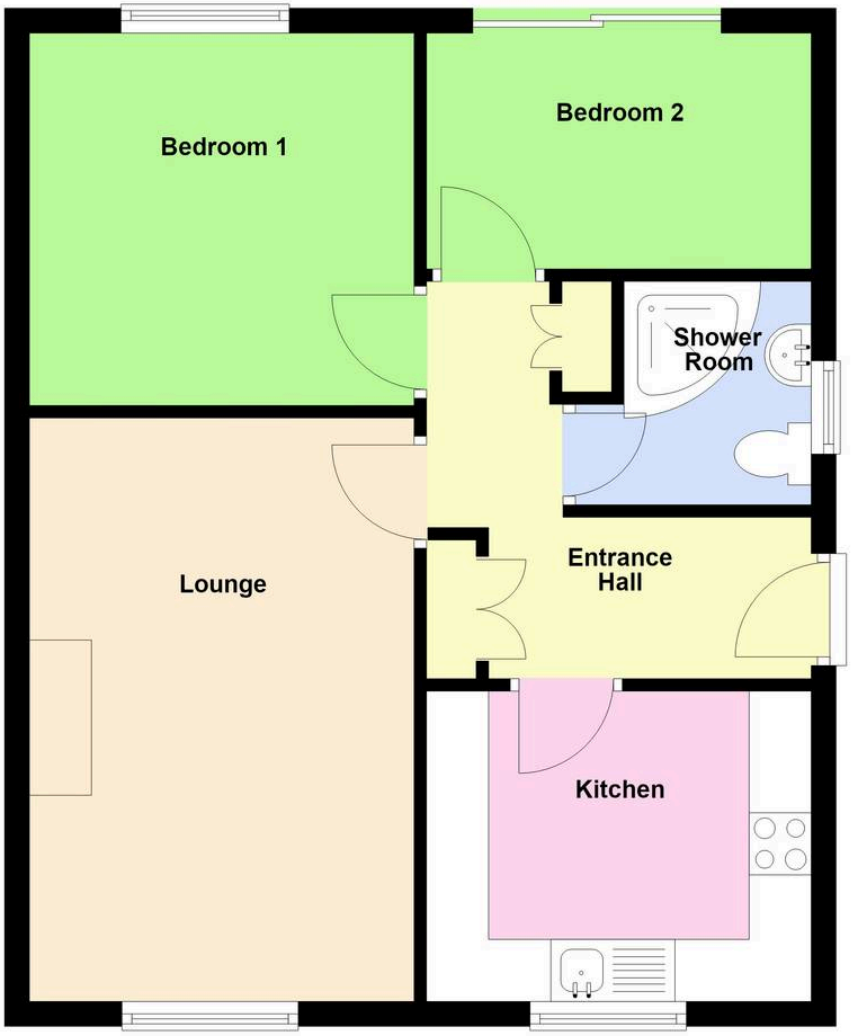
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 of £72 (incl. VAT), 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

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Ground Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 49.1 sq. metres (528.9 sq. feet)

Newton Fallowell Estate Agents

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