



91B, Skegness Road, Skegness

£270,000



3



1



2

Willsons
SINCE 1842

91B, Skegness Road,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LL

"AGENT'S COMMENTS"

3 Bedroom semi-detached house presently in the course of construction situated on the outskirts of the popular market town of Burgh le Marsh. Being traditionally constructed of red facing brick under a pitched concrete tiled roof by a local developer under a 10 year Buildzone Structural Warranty. The accommodation comprises: Open porch, reception hall, kitchen, lounge dining room, understairs cloakroom, 3 bedrooms with ensuite to master and family bathroom having the benefit of gas fired central heating, white Upvc double glazing, a composite security entrance door, the property has 8 photovoltaic solar panels installed in the roof during construction with battery back up. Having an enclosed rear garden and parking at the front for 2 vehicles. Completion is anticipated in April/May 2024.

LOCATION

Burgh le Marsh is a primary school, doctor's surgery, shops including bakers, antique centre and convenience stores, pubs and restaurants and other amenities is situated approximately 5 miles inland from the coastal resort of Skegness on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies, Secondary Schools, both grammar and comprehensive, a hospital and train station located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.



Willsons
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T.01754 896100 | E. skegness@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Disclaimer:

Please be aware that the property is still in the course of construction, the following measurements have been scaled from the general arrangement plan drawing no.748/D/03, these are intended as an approximate guide only and shall be updated once the rooms have been plastered.

Accommodation

An open front canopy with concrete tiled roof over the panelled double glazed composite security front entrance door opening into:

Reception Hall

6'0" / 3'6" x 4'11" (1.85m / 1.09m x 1.50m)

With stairs to the first floor landing, door to:

Kitchen

12'5" reducing to 9'10" x 10'9" (3.81m reducing to 3.00m x 3.30m)

Equipped with a contemporary range of wall and base units with work surfaces incorporating 4 ring ceramic hob with extractor hood over and built-in electric oven, single drainer sink with mixer tap, Upvc double glazed window to front, opening into:

Lounge-Dining Room

16'6" x 16'2" / 11'1" (5.05m x 4.95m / 3.40m)

Having Upvc double glazed windows to side and rear, pair of Upvc double glazed patio doors opening to the rear garden, TV point, door to:

Cloakroom

5'1" x 3'6" (1.55m x 1.09m)

With wc, wash hand basin, extractor fan.

First Floor Landing

Bedroom 1

12'5" / 9'10" x 10'9" (3.81m / 3.00m x 3.30m)

Upvc double glazed window to front, door to:

Ensuite Shower Room

6'0" / 3'6" x 4'11" (1.85m / 1.09m x 1.50m)

Equipped with a corner shower cubicle, wc, wash hand basin, extractor fan, Upvc double glazed window to front.

Bedroom 2

9'6" / 8'9" x 8'11" (2.90m / 2.69m x 2.74m)

Upvc double glazed window to rear.

Bedroom 3

10'9" / 9'6" x 6'11" (3.30m / 2.90m x 2.11m)

Upvc double glazed window to rear.

Family Bathroom

6'7" x 5'4" (2.01m x 1.65m)

Comprising bath, wc, wash hand basin, extractor fan, Upvc double glazed window to side.

Exterior/Parking

The property is approached over a gravel drive with turning area which is shared with the adjoining house. Each property has a 2 car block paved parking area in front and a path leading to the front door and around to the rear garden, there is also a bin storage area to the front, the path leads around to the rear garden which shall be lawned and has a paved patio and 1.8m high close boarded fencing. To the side of the property is an EV charging point. The property is shown outlined in blue on the attached plan.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and foul sewer drainage are connected to the property. Surface water will be disposed of via onsite soakaways. Heating is via a gas fired central heating boiler to radiators. The shared access will not be adopted by the highways and an annual charge of £xx will be paid by each dwelling to contribute to its upkeep.

Local Authority

Council Tax Band to be assessed. Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has a predicted energy rating of _____. The full report is available from the agents or by visiting www.epcregister.com Reference Number: _____.

Directions

Proceed out of Skegness on the A158 Burgh Road and continue out of Skegness to Burgh le Marsh, at the roundabout turn left into Skegness Road where the property can be found on the right hand side.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

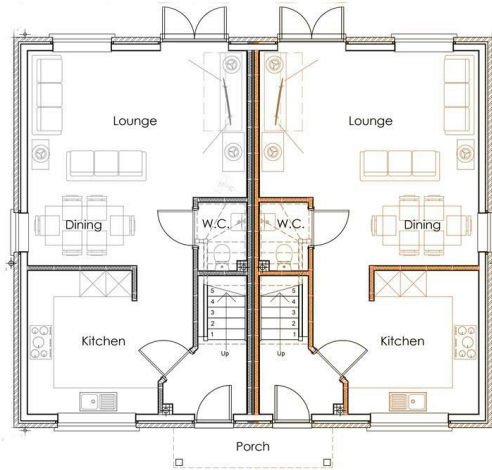
PLANNING PERMISSION

Full planning permission No. S/023/01378/21 was granted on 13th September, 2021 for the erection of 1 No. pair of semi-detached houses and alterations to existing vehicular access. Approval of Section 73 application No. S/023/01197/23 was subsequently granted on 4th August, 2023 to vary condition No. 2 (approved plans) and condition No. 9 (referring to drawing in relation to access, parking and turning facility) as imposed on the above planning permission for the development hereby permitted shall only be undertaken in accordance with the following approved plans:- 748/D/01, 748/D/02 and 748/D/03. Extracts of these plans have been used in these particulars.



91A

91B



91A

91B



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

