



6, Douglas Close, Skegness

£249,950



Willsons
SINCE 1842

6, Douglas Close,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5BF

"AGENT'S COMMENTS"

An attractively presented modern detached bungalow with 2 bedrooms and garage situated in a cul-de-sac location on the outskirts of this popular market town. The accommodation comprises: Reception hall, lounge, dining kitchen into conservatory, bedroom 1 with ensuite, bedroom 2 and shower room having the benefit of Upvc double glazed windows, gas fired central heating, low maintenance gardens to the front, side and rear, drive and garage with EV charger. NO ONWARD CHAIN.

LOCATION

Burgh le Marsh with it's 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>

Accommodation

Steps up to Upvc double glazed entrance door with side screen opens into the:

Entrance Hall

Being approx. 6' wide, with wood effect flooring, radiator, cupboard.

Lounge

14' x 11'9" (4.27m x 3.58m)

Having twin aspect Upvc double glazed windows, radiator, TV point.

Dining Kitchen

16'3" x 11'9" (4.95m x 3.58m)

Equipped with an extensive range of white high gloss units with corean style worksurfaces, splash back tiling, inset single drainer sink with mixer tap, 4 ring ceramic electric hob with electric oven below and hood over, integrated fridge, freezer, dishwasher and washing machine, vertical radiator, wood effect flooring, Upvc double glazed window to rear, Upvc double glazed stable style door opens onto the rear garden, integrated wall mounted gas fired central heating boiler, pair of Upvc double glazed door opening into:

Conservatory

8'11" x 8'8" (2.72m x 2.64m)

Being of Upvc double glazed construction on a brick base with a panelled solid roof, radiator, Upvc double glazed door to garden.

Bedroom 1

12'11" / 9'6" x 11'1" (3.96m / 2.92m x 3.40m)

Having a pair of Upvc double glazed patio doors onto the rear garden, radiator, door to:

Ensuite

7'2" x 2'10" (2.18m x 0.86m)

Equipped with a shower cubicle with direct shower and tiled back, wc, wash hand basin with cupboard below, radiator, ladder style towel rail.

Bedroom 2

12'8" x 9'9" (3.86m x 2.97m)

Having an oriental style range of sliding door wardrobes to one wall, Upvc double glazed window, radiator, access to loft space.

Shower Room

6'1" x 5'11" (1.85m x 1.80m)

Comprising shower cubicle with direct shower and tiled back, vanity wash hand basin with cupboard below, wc, extractor fan, ladder style towel rail, wood effect floor, Upvc double glazed window to rear.

Exterior

The property has a low maintenance front garden with slate and gravelled beds having raised planters and concrete set steps to the front door, the concrete set path leads in front of the bungalow and to the side where there is a rustic brick screen wall with artificial grass to the front and hand gate onto the rear garden. A concrete set drive leads to the:

Garage

14'10" x 9'8" (4.52m x 2.95m)

Having roller shutter door, internal EV charging point, side personal door, light and power.

Gardens

Also being low maintenance with artificial grass lawn and path to the central arbour seat and raised deck area. To the side is a further raised deck with pergola over, block paved paths and stool height seating-entertaining area, gates to the front garden and the drive.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

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

Energy Performance Certificate

The property has an energy rating of 81B. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0724-3872-7119-9304-7715.

Directions

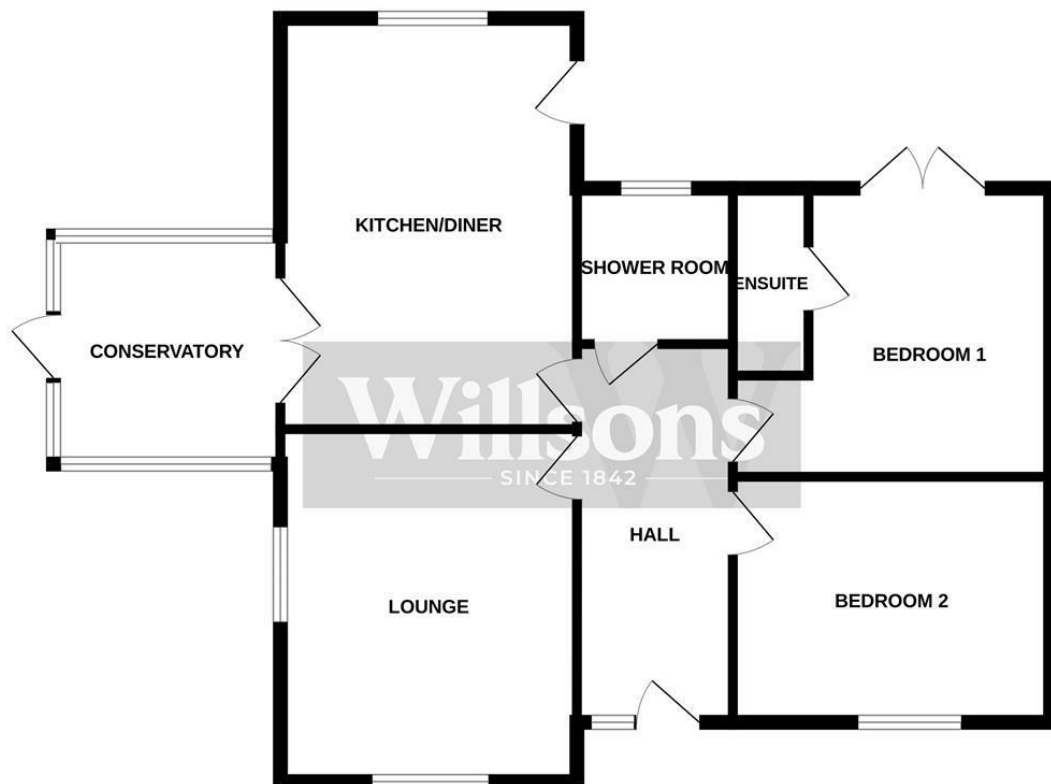
Proceed out of Skegness on the A158 road to Lincoln. At Burgh le Marsh roundabout take the first turning towards Burgh le Marsh village turning right into Ingoldmells Road. Proceed along Ingoldmells Road turning left into Douglas Close whereupon the property will be found on the left hand side at the end of the cul-de-sac.

Viewing

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



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.

