



15 Hall Lane, Burgh Le Marsh, Skegness

£269,950



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**Willsons**  
SINCE 1842



15 Hall Lane  
Burgh Le Marsh, Skegness  
Lincolnshire, PE24 5LX

### "AGENT'S COMMENTS"

*A spacious detached dormer bungalow with 3 double bedrooms on the outskirts of the popular market town of Burgh le Marsh being 5 miles inland from Skegness.*

*The accommodation comprises entrance hall, 22' lounge, dining room into kitchen, utility, cloakroom, conservatory, ground floor bedroom and shower room, 2 first floor bedrooms. The property has the benefit of Upvc double glazed windows and doors, gas fired central heating, garage with concrete drive and carport, front lawn and decorative paved rear garden. Some modernisation required. No onward chain.*

### LOCATION

*Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, 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 are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*



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## Accommodation

### Entrance Hall

16'3" x 6'9" (4.95m x 2.06m)

Having a Upvc double glazed side entrance door, open tread hardwood stairs to the first floor, radiator, recessed store cupboard, airing cupboard housing the gas fired Buderous central heating boiler and hot water cylinder.

### Lounge

22' x 11'10" (6.71m x 3.61m)

Having a Upvc double glazed bow window to front, Upvc double glazed window to side, stone effect fireplace, TV point, radiator, matching pendant and wall lights.

### Bedroom 1

14'5" x 10'7" max (4.39m x 3.23m max)

Upvc double glazed window to front, radiator, range of built-in wardrobes and central dressing table recess.

### Shower Room

9'4" x 5'4" (2.84m x 1.63m)

Having a modern walk-in shower cubicle with glass screen and direct shower and mermaid style boarding to the walls, wash hand basin, wc, chrome ladder style towel rail, extractor fan, tiling to remaining walls, Upvc double glazed window, cupboards.

### Dining Room

10'6" x 8' (3.20m x 2.44m)

Upvc double glazed window to side, radiator, archway to:

### Kitchen

11'1" x 10'11" max (3.38m x 3.33m max)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink, 4 ring electric hob with extractor hood over, built-in Neff electric oven( lower oven requires attn), appliance space, breakfast bar with radiator below, sealed unit double glazed window to rear, door to:

### Utility Room

6'9" x 5'7" (2.06m x 1.70m)

Equipped with wall and base cupboards, worksurface incorporating inset stainless steel sink, Upvc double glazed window to side, exterior door, radiator, door to:

### Cloakroom/Lobby

6'10" x 2'6" (2.08m x 0.76m)

Having wc, Upvc double glazed window, narrow Upvc double glazed door into:

### Conservatory

19'10" x 8'6" (6.05m x 2.59m)

Being of Upvc double glazed construction on a brick base with polycarbonate roof, pair of Upvc double glazed doors to the rear garden, side door opening to the drive.

## First Floor Landing

With access to eaves space.

### Bedroom 2

15'3" / 12'0" x 10'11" (4.67m / 3.68m x 3.35m)

Part sloping ceiling down to 5ft. Upvc double glazed window to front, radiator, range of built-in wardrobes., loft access.

### Bedroom 3

14'7" / 11'1" x 10'11" (4.45m / 3.40m x 3.35m)

Part sloping ceiling down to 5ft. Upvc double glazed window to rear, radiator, built-in range of wardrobes with central dressing table recess, part sloping ceiling, access to eaves space.

## Exterior

Having a lawned front garden with inset shrubs and decorative front wall, a concrete drive leads to the side of the property with timber framed carport leading to the:

## Garage

17' x 9' (5.18m x 2.74m)

With up and over door, light and power, single glazed door to rear garden.

## Rear Garden

The rear garden is decoratively paved with raised border of established shrubs.

## 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 65 D. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 2434-9522-4300-0635-4202.

## Viewing

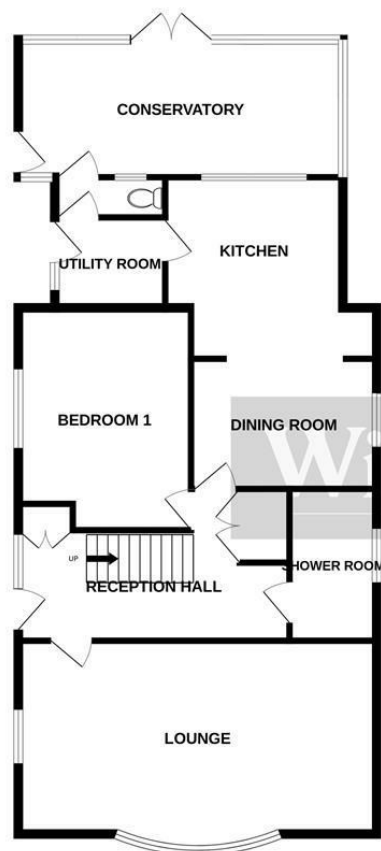
Viewing is strictly by appointment with the Skegness office at the address shown below.

## Directions

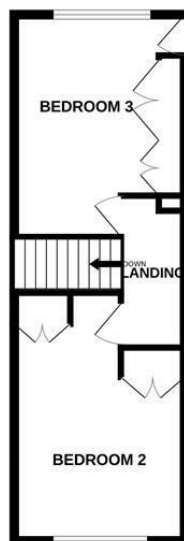
Proceed west out of Skegness on the A158 Lincoln Road taking the first turning at the Burgh le Marsh roundabout towards the town centre turning left into Storeys Lane and third right into Hall Lane whereupon the property will be found on the right hand side.



GROUND FLOOR



1ST FLOOR



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.  
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## FLOORPLAN Not to scale – For identification purposes only

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**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.

