



6, St. Pauls Close, Burgh le Marsh, Skegness

£225,000



**Willsons**  
SINCE 1842



6, St. Pauls Close,  
, Burgh le Marsh, Skegness,  
Lincolnshire, PE24 5EQ

### "AGENT'S COMMENTS"

*Detached 2 bedroom bungalow situated in the popular market town of Burgh le Marsh being convenient for the local amenities. The accommodation comprises: entrance conservatory, entrance hall, lounge, kitchen, 2 bedrooms (1 ensuite), bathroom, rear conservatory. The property has the benefit of gas central heating, Upvc double glazing, gardens to side and rear, garage and parking. The property requires some modernisation and is offered for sale with no onward chain.*

### LOCATION

*Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, 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:**

Upvc double glazed front entrance door opens into:

### **Side Entrance Conservatory**

11'10" x 9'3" (3.63m x 2.82m )

Being of Upvc double glazed construction on a brick base with pitched polycarbonate roof and tiled floor. A pair of Upvc double glazed patio doors open onto the rear garden, pair of inner single glazed doors open into the:

### **Entrance Hall**

With storage cupboard, radiator.

### **Lounge**

20'4" x 10'5" into chimney recess (6.22m x 3.18m into chimney recess )

Upvc double glazed window to front, radiator, coving to ceiling, TV point, tiled hearth with point for gas fire.

### **Kitchen**

9'10" x 9'8" (3.01m x 2.95m )

Range of wall and base units with worksurfaces, stainless steel single drainer sink with mixer tap, splash-back panelling, multi-fuel oven range having 7 ring gas hob over electric ovens with a stainless steel cooker hood over, tiled floor, kick-board heater, inset ceiling spotlights, Upvc double glazed window to side and exterior door.

### **Bedroom 1**

12'11" x 10'10" including ensuite (3.94m x 3.32m including ensuite )

Upvc double glazed window to rear, radiator, door to:

### **Ensuite Shower Room**

With wash hand basin, macerator wc, corner shower cubicle with electric shower.

### **Bathroom**

6'0" x 5'4" (1.85m x 1.63m )

Equipped with a panelled bath with a hand held mixer tap, wc, wash hand basin, towel rail, Upvc double glazed window, tiled walls and floor.

### **Bedroom 2**

9'3" x 9'0" (2.84m x 2.75m )

Radiator, aluminium framed sliding patio doors into:

### **Rear Conservatory**

10'7" x 8'9" (3.25m x 2.69m )

Of Upvc double glazed construction with pitched polycarbonate roof, radiator, laminate effect flooring.

### **Exterior:**

The property sits on a triangular shaped plot in this cul de sac location with the majority of the garden to the rear and sides. The front garden has been fully block paved for vehicular parking. A concrete drive which presently has a screen fence and hand gate leads to the:

### **Garage**

16'8" x 15'1" (5.09m x 4.62m )

With up and over vehicle door, personnel door, light and power connected.

### **Rear Garden**

The rear garden is mainly laid to lawn and has 2 paved patio areas and a timber summerhouse.

### **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 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### **Energy Performance Certificate:**

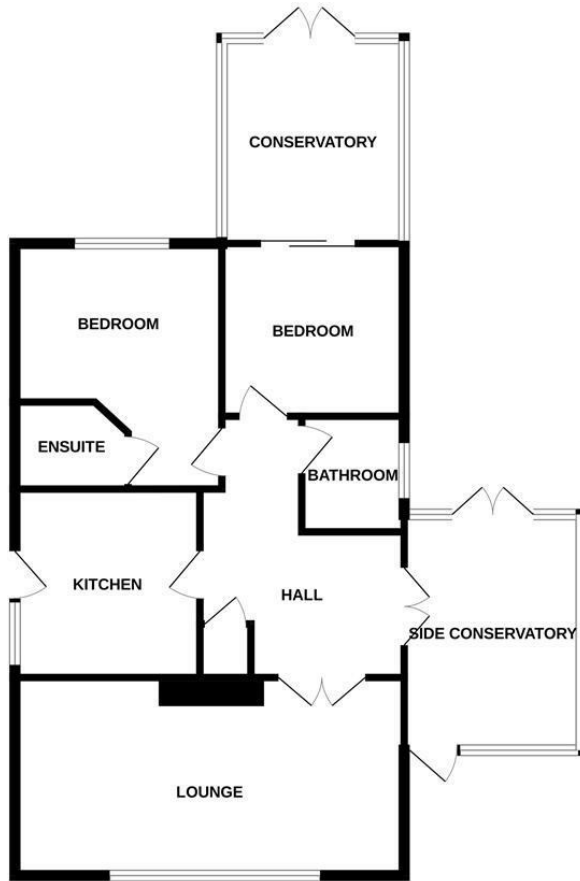
The property has an energy rating of D-62. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0688-5098-6297-4470-2240.

### **Viewing:**

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



GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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.  
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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.

