



17, Barnack Estate, Burgh Le Marsh, Skegness

£175,000



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Willsons
SINCE 1842

17, Barnack Estate,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LU

"AGENT'S COMMENTS"

A spacious 3 bedroom semi-detached family house with large rear garden in a cul-de-sac location in the heart of this popular market town approximately 5 miles inland from the coastal resort of Skegness having 3 first floor bedrooms and bathroom, ground floor reception hall, 2 reception rooms, kitchen and utility, Upvc double glazing, gas fired central heating, low maintenance front garden with drive leading to the large lawned rear garden. Modernisation required, 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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16 Alghita Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Accommodation

Upvc double glazed entrance door opening into:

Reception Hall

With stairs to the first floor with cupboard under, Upvc double glazed window to front, door to:

Kitchen

10' x 6' (3.05m x 1.83m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink, splash-back tiling, spaces and plumbing for washing machine and gas oven, 2 Upvc double glazed windows to front, door to:

Side Porch

6' x 6' (1.83m x 1.83m)

In 2 sections with Upvc double glazed exterior door, Upvc double glazed window to side, recess for fridge.

Boiler Room

6' x 3' (1.83m x 0.91m)

With wall mounted gas fired central heating boiler.

Lounge

14'2" x 12'3" (4.32m x 3.73m)

Upvc double glazed window to rear, radiator, TV point, archway into:

Dining Room

12'4" x 10'7" max (3.76m x 3.23m max)

Upvc double glazed window to rear, radiator.

First Floor Landing

Upvc double glazed window to front, loft hatch.

Bedroom 1

12'5" x 11'9" (3.78m x 3.58m)

Upvc double glazed window to rear, radiator, recessed airing cupboard.

Bedroom 2

12'4"/9'5" x 12' (3.76m/2.87m x 3.66m)

Upvc double glazed window to rear, radiator.

Bedroom 3

9'6" x 9'3"/6'1" (2.90m x 2.82m/1.85m)

Upvc double glazed window to front, radiator, over-stairs cupboard.

Bathroom

7' x 6' (2.13m x 1.83m)

Comprising bath with electric shower over, wc, wash hand basin, extractor fan, radiator.

Exterior

Having a low maintenance gravelled front garden with concrete path leading to the front door, twin vehicle gates opening onto the side concreted and gravel drive with adjoining beds and Exterior Room with Upvc double glazed rear window and leading round to the large rear garden being lawned with 3 tractor tyre raised beds and wooden garden shed.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services and Construction

We understand that mains gas, electricity, water and drainage are connected to the property. Being a semi detached house of painted brick exterior under a pitched concrete interlocking tiled roof.

Local Authority

Council Tax Band 'A' 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 67D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0145-2823-7595-9026-8901.

Viewing

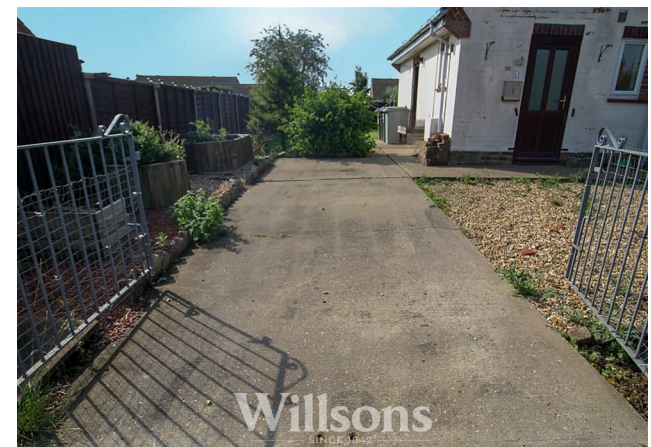
Viewing is strictly by appointment with the Skegness office at the address shown below.

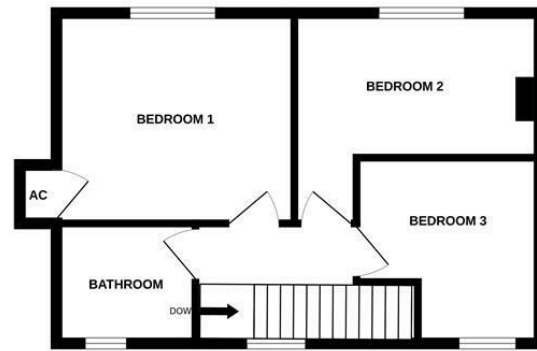
Location

Proceed west out of Skegness on the A158 Lincoln Road, at Burgh le Marsh roundabout take the first turning into Skegness Road and then left at the bridge chip shop into Storeys Lane, right into The Causeway and second left into Barnack Estate turning next left and the property will be found on the right hand side.

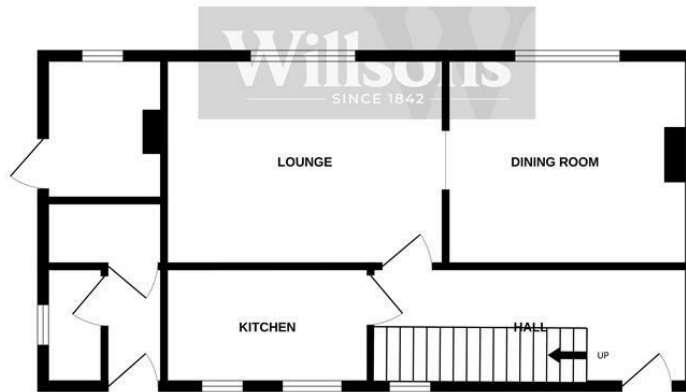
What3words

[hung.trump.video](https://www.what3words.com/hung.trump.video)





1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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. 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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