



Willsons

9, Church Street, Burgh Le Marsh, Skegness

£220,000



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Willsons

SINCE 1842

9, Church Street,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LB

"AGENT'S COMMENTS"

A hidden gem which should be viewed to appreciate situated in the popular market town of Burgh le Marsh and within walking distance of the local amenities. Offering two bathrooms, brick built granary, spacious south facing rear garden with stunning church views and ample parking. Benefitting from gas fired central heating, open fires, sash windows and 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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<https://www.willsons-property.co.uk>

Front of Property

With five bar gate, hand gate, blocked paved parking to the side of the property and York Stone slabbed front garden leading to the timber open porch.

Entrance Hallway

3'10" x 3' (1.17m x 0.91m)
With wooden front door.

Living Room

12'1" x 11'6" (3.68m x 3.51m)
With feature cast iron open fireplace with wooden surround, full height storage cupboard, cupboard containing the consumer unit, windows to the front and rear of the property and carpeted flooring.

Kitchen

12'3" x 11'2" (3.73m x 3.40m)
With wall and base units, ceramic 1.5 bowl sink with mixer tap and drainer, electric range cooker with gas hob, extractor hood, integrated dishwasher and fridge, original cast iron open fire range, storage cupboard, stairs leading to the first floor, windows to the front and side and vinyl flooring.

Bathroom

8' x 3'10" (2.44m x 1.17m)
With corner bath, window to the rear of the, door leading to the rear garden and vinyl flooring.

WC

5' x 4' (1.52m x 1.22m)
With WC, corner hand basin vanity unit, gas fired central heating boiler, heated towel rail, window to the rear of the property and vinyl flooring.

First Floor Landing

7'3" x 5' (2.21m x 1.52m)
With loft hatch and carpeted flooring.

Bedroom One

12'6" x 8'3" (3.81m x 2.51m)
With window to the front of the property and carpeted flooring.

Bedroom Two

12'7" x 11' max (3.84m x 3.35m max)
With windows to the front and side of the property and carpeted flooring.

Shower Room

7' x 6'4"/3'9" (2.13m x 1.93m/1.14m)
With WC, hand basin vanity unit, tiled splashback, shower cubicle with direct feed shower, heated towel rail and vinyl flooring.

Rear Garden

Set to lawn with borders of shrubs, gravelled areas, shed and property boundaries of hedging and fencing.

Brick Built Granary

Please note previous planning permission was granted for change of use, application numbers S/023/00292/11 and S/023/00454/12, this permission has expired.

Ground Floor Workshop

11'8" x 9'10" max (3.56m x 3.00m max)
With power, windows to the front and rear, 18th century copper and forge fire.

Utility Area

11'8" x 7' (3.56m x 2.13m)
With space and plumbing for washing machine, sink with mixer tap and drainer and steps leading to the first floor.

WC & Store Area

9' x 8' (2.74m x 2.44m)
With WC, hand basin vanity unit, window to the front of the property.

Playroom

17'5" x 12'3" (5.31m x 3.73m)
With window to all aspects and carpeted flooring.

Outside WC

Additional Comments

There is a pedestrian and vehicular right of way in favour of this property over the garden of No.7 Church Street. The property is also situated in the conservation area of Burgh le Marsh.

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 '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 E . The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 9134-8922-0409-0510-4292

Viewing

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

Directions

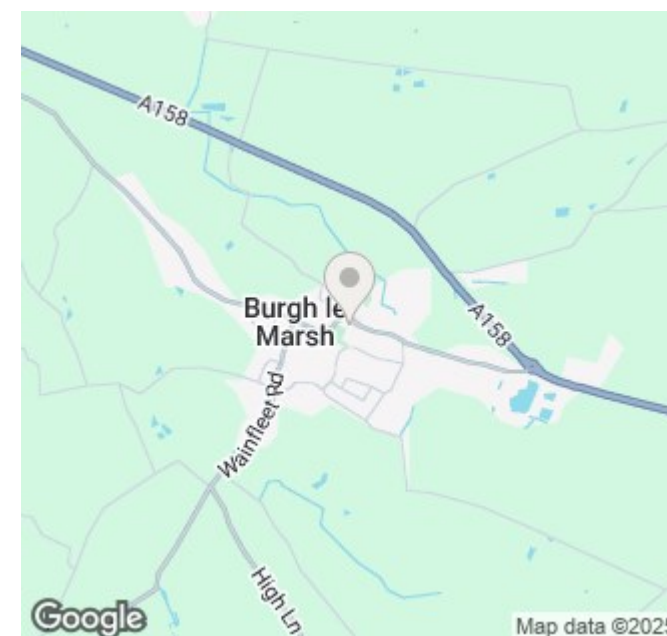
Proceed out of Skegness on the A158 Burgh Road and continue out of Skegness to Burgh le Marsh. At the roundabout turn left onto Skegness Road and into the town centre whereupon Church Street will be found on the left hand side and No.9 is situated at the end of Church Street on the left hand side to the rear of No.7. Unrated.famed.tags





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.

