



Coseway, Bratoft Lane, Skegness

£325,000



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Willsons
— SINCE 1842 —

Coseway, Bratoft Lane,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5ER

"AGENT'S COMMENTS"

An impressive detached property having original period features, set out on the outskirts of the well served village of Burgh-le-Marsh. This dwelling requires a scheme of modernisation whilst offering the opportunity for further extension. The property also benefits from oil fired central heating, UPVC double glazing, ample sized established gardens with garage and driveway. As well as direct access to the bus route serving Lincoln and Skegness.

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

Access is gained through UPVC double glazed French doors opening into:

Garden Room

11'8" x 7'4" (3.57m x 2.26m)

With telephone point, tiled floor, arch to:

Family Room

15'11" x 12'9" (4.86m x 3.89m)

With 2 UPVC double glazed windows and door opening into the garden, worksurface with stainless steel sink with base unit under, appliance space, television aerial point, wall light point and electric cooker point.

Dining Room

13'5" x 11'11" (4.09m x 3.65m)

With 3 UPVC double glazed windows, radiator, delph rack. Glazed doors into Garden Room. Door to:

Lounge

22'2" max x 11'6" (6.76m max x 3.52m)

With UPVC double glazed window, 2 radiators, fireplace with inset multi fuel stove and tiled back, central heating thermostat, telephone point, delph rack, beams to the ceiling, wooden floor, stairs to the first floor and doors to Garden Room Porch and:

Kitchen

11'6" x 11'5" (3.52m x 3.48m)

With 2 UPVC double glazed windows, a range of wall and base units including display cupboards, worksurface with plumbing for washing machine under, 1 & 1/2 bowl stainless steel single drainer sink and mixer tap, appliance space, part tiled walls, electric cooker point, telephone point, Aga being oil fired, Worcester oil fired heating boiler and glazed door to:

Porch

With UPVC double glazed exterior door.

Pantry

4'3" x 7'10" (1.30m x 2.41m)

With tiled floor, UPVC double glazed window and shelving.

Side Entrance Porch

With external door, 2 windows and under stairs cupboard.

Utility

11'11" x 4'10" (3.64m x 1.49m)

With 2 UPVC double glazed windows, pedestal hand basin and tiled floor. Door to:

WC

With part tiled walls, wc and UPVC double glazed window.

First Floor

Landing

With 4 UPVC double glazed windows, picture rail, telephone point, radiator, built in cupboard with light.

Bathroom

8'6" x 8'5" (2.61m x 2.59m)

With pedestal hand basin, bath with electric shower over, UPVC double glazed window, airing cupboard housing hot water cylinder and immersion heater, part tiled walls.

WC

With wc, part tiled walls and UPVC double glazed window.

Bedroom 1

16'4" x 12'8" (4.98m x 3.87m)

With picture rail, radiator, hand basin and UPVC double glazed bay window

Bedroom 2

12'7" x 12'0" (3.84m x 3.67m)

With picture rail, 2 UPVC double glazed windows, radiator, pedestal hand basin and fitted cupboard.

Bedroom 3

12'5" x 10'9" (3.80m x 3.29m)

With 2 UPVC double glazed windows, radiator, pedestal hand basin, built in cupboard, picture rail and telephone point.

Bedroom 4

8'7" x 8'6" (2.62m x 2.60m)

With wooden floor, radiator, UPVC double glazed window, picture rail, pedestal hand basin, corner fitted wardrobe.

Exterior

To the front of the property is a driveway with gate leading to:

Garage

18'8" x 11'0" (5.71m x 3.37m)

With double doors.

The garden is mainly lawn with inset trees and flowers, enclosed rear area with green house and seating area. Oil tank, outside tap and light.

Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating is fuelled by an oil fired system. Drainage is to a private system on neighbouring land. It is understood that mains drainage is also available in the vicinity.

Local Authority

Council Tax Band 'C' 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 E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 8232-8324-1100-0118-5202.

Viewing

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

Directions

To find the property proceed out of Skegness on the A158 to Burgh Le Marsh, at the roundabout turn left and continue through the centre of Burgh Le Marsh, as you leave the village take the left turn into Bratoft Lane and the property is on your left hand side on the corner.



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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.

