



22, Beaumont Close, Burgh-le-Marsh

£240,000



**Willsons**  
— SINCE 1842 —

22, Beaumont Close,  
Burgh le Marsh,  
Lincolnshire, PE24 5DT

### "AGENT'S COMMENTS"

*A well presented detached bungalow in the heart of the popular village of Burgh-le-Marsh in a cul-de-sac location. This property is ideally located for all the local amenities and transport links, as well as being close to the coastal resort of Skegness. Offered with no onward chain and benefitting from a recently fitted gas fired boiler, immersion and water pump.*

### 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 golf courses, swimming pools, cinema and theatre.*



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<https://www.willsons-property.co.uk>

### Front Of Property

Having inset shrubs and trees on an open plan lawned area, concrete driveway and footpath leads to the front and side of the property.

### Entrance Lobby

With timber and glazed internal door leading to the hallway and carpeted flooring.

### Hallway

With carpeted flooring, airing cupboard and access to the loft space.

### Lounge

18'2" x 10'11" (5.55m x 3.34m )

Having a tiled fireplace with wooden surround and point for gas fire, bay window to the front of the property and carpeted flooring.

### Kitchen

11'7" x 8'11" (3.54m x 2.73m)

With a range of wall and base units, tiled splashbacks, stainless steel sink with mixer tap, ceramic induction hob, electric oven, space and plumbing for washing machine, recently fitted wall mounted Baxi gas central heating boiler, vinyl flooring, window and door to the rear of the property.

### Bedroom One

13'10" x 8'11" (4.23m x 2.72m )

With carpeted flooring and window to the rear of the property.

### Bedroom Two

10'11" x 6'5" (3.35m x 1.98m )

With carpeted flooring and window to the front of the property.

### Bedroom Three

10'10" x 8'10" ( 3.31m x 2.7m )

With carpeted flooring and window to the side of the property.

### Shower Room

7'10" x 6'7" (2.41m x 2.03m)

With a walk-in low threshold shower tray with direct shower over and mermaid style boarding, tiled walls, WC, sink, vinyl flooring and window to the side of the property.

### Garage

16'10" x 8'2" (5.14m x 2.5m )

With up and over door, light and power connected, window to side.

### Rear Garden

Mainly laid to lawn bordered with mature shrubs and fruit trees, slabbed patio areas and a concrete path leading to the sides and front of the property.

### 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, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0370-2117-6220-2327-5475.

### Viewing

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

### What 3 Words

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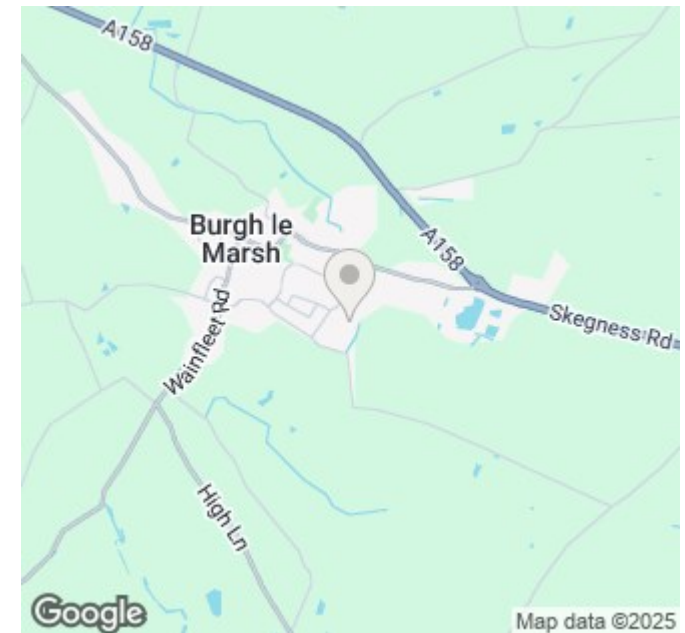


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Burgh le Marsh  
Skegness  
PE24 5DT



# **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.

