



10, Cervantes Court, Burgh Le Marsh

£175,000



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**Willsons**  
— SINCE 1842 —

10, Cervantes Court,  
Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5HB

### "AGENT'S COMMENTS"

*A pleasantly presented end terrace house situated in the heart of Burgh-le-Marsh, popular for its local amenities including a Primary School, Nursery, variety of Public Houses and shops. Located overlooking the green this property also benefits from uPVC windows and doors, gas fired central heating, downstairs cloakroom and garage.*

### LOCATION

*Burgh Le Marsh with its primary school, doctor's surgery and shops including bakers, convenience stores, pubs, restaurants and social group activities 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

Having a concrete path leading to the front and side of the property with open plan lawn over looking the communal green.

### Entrance Porch

With vinyl flooring, single glazed internal window and door to the lounge and access to the cloakroom.

### Lounge

17'6" x 15' (5.33m x 4.57m)

With carpeted flooring, archway leading to the dining room, open staircase with stone built bar area under and bay window to the front of the property.

### Dining Room

9'2" x 8'2" (2.79m x 2.49m)

With carpeted flooring, French doors to the conservatory and archway leading to the lounge.

### Kitchen

8'2" x 8' (2.49m x 2.44m)

With a range of base and wall units, tiled splashbacks, ceramic 1.5 sink with mixer taps, space for cooker, space and plumbing for washing machine, vinyl flooring, window and door to the rear of the property.

### Conservatory

With tiled flooring and constructed of timber and brick with single glazed windows and doors to the rear garden.

### Cloakroom

With WC, corner hand basin, vinyl flooring and window to the side of the property.

### Landing

With carpeted flooring, access to the loft space, airing cupboard and window to the side of the property.

### Bedroom One

12'3" x 10'2" (3.73m x 3.10m)

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

### Bedroom Two

10'11" x 6'7" (3.33m x 2.01m)

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

### Bedroom Three

9'1" x 6'10" (max) (2.77m x 2.08m (max))

With carpeted flooring, storage cupboard over the stairs and window to the front of the property.

### Bathroom

8'7" x 5'5" (2.62m x 1.65m)

With enclosed double shower cubicle having direct feed shower over, WC, sink, fully tiled walls, vinyl flooring and window to the rear of the property.

### Rear Garden

Enclosed low maintenance garden predominately laid with patio slabs and gravelled areas bordered by closed board wooden fencing, access via a gated footpath leads to the garage block and a further gated access leads to the side and front of the property.

### Garage

With up and over door, situated in a block of garages adjacent to the properties.

### Services

We understand that mains water, drainage, gas and electricity are connected to the property. We have been informed the current communal gardening charge is £30 per annum.

### Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 0380-2786-4530-2795-6211

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

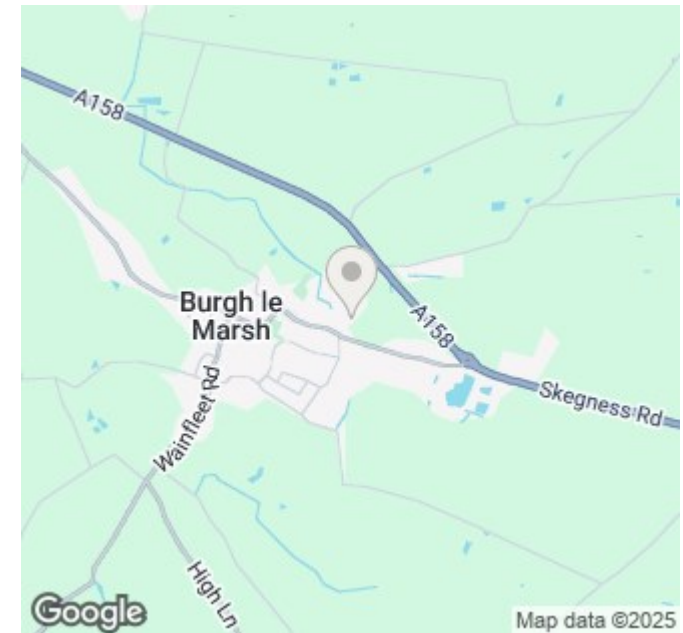
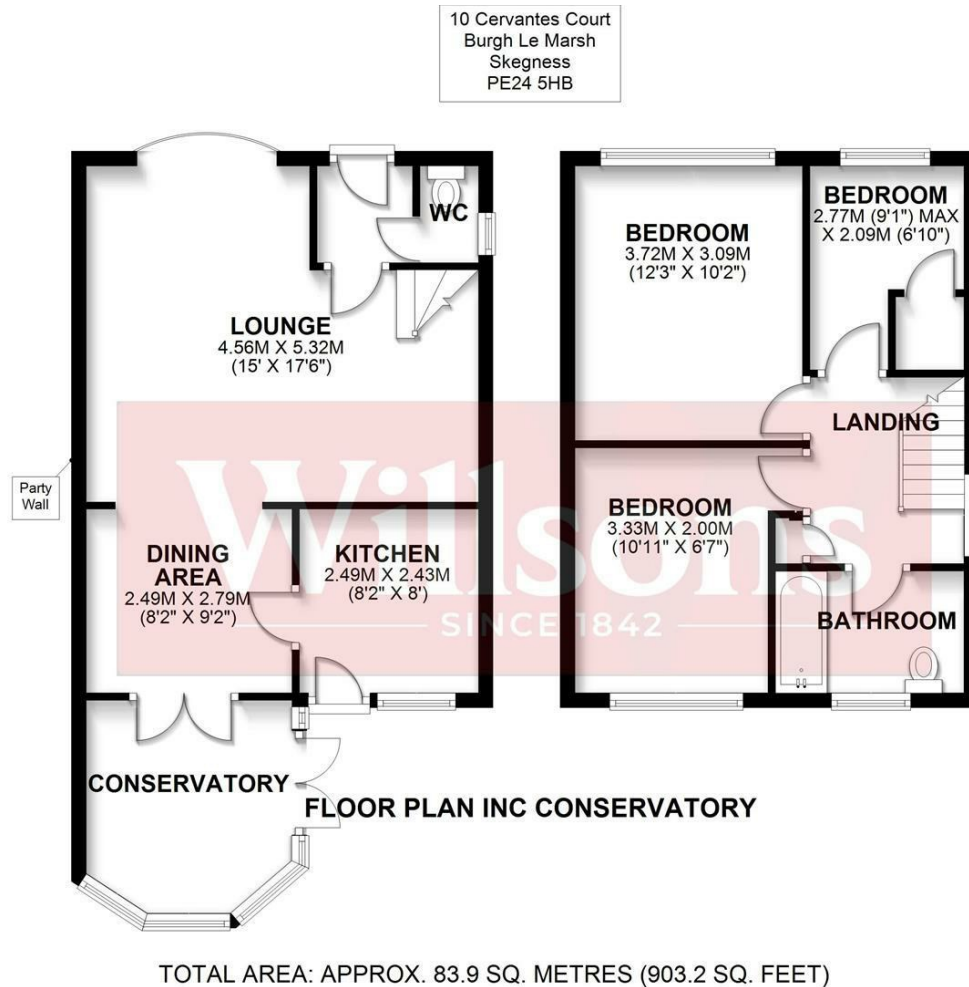
### Viewing

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

### What 3 Words

///snooping.ships.develop





## 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.

