



34 Wainfleet Road, Burgh Le Marsh

£220,000



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Willsons
SINCE 1842

34 Wainfleet Road,
Burgh Le Marsh,
Lincolnshire, PE24 5BN

"AGENT'S COMMENTS"

Situated in the heart of Burgh-le-Marsh, popular for its local amenities; this detached bungalow positioned on a corner plot offers an open plan kitchen living area, spacious lounge, low maintenance gardens, off road parking, garage, uPVC windows and doors throughout and gas fired central heating.

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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. skegnesssales@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front Of Property

With borders of closed board wooden fencing, mature trees and shrubs and having decorative areas of slate, gravel and block paving featuring a small area laid to grass. Gated access via a concrete footpath leads to the driveway and to the side and rear of the property.

Entrance Hall

Having carpeted flooring, two cloak cupboards and access to the loft space.

Lounge

16'7" x 11'7" (5.05 x 3.53)

With internal single glazed timber door leading to the hallway, feature fireplace with inset gas fire, carpeted flooring, bay window to the front and window to the side of the property.

Kitchen

11'8" x 9'11" (3.56m x 3.02m)

With a range of wall and base units, tiled splashbacks, stainless steel sink and mixer tap, space and plumbing for washing machine and dishwasher, electric double oven, 5 ring gas hob, extractor hood, tiled flooring and window to the side of the property.

Conservatory

16'3" x 10'0" (4.95 x 3.05)

With laminate wood effect flooring, French doors to the rear garden and windows to all aspects.

Bedroom One

12'10 x 8'10" (3.91m x 2.69m)

With carpeted flooring, built in cupboard and window to the rear of the property.

Bedroom Two

10'8" x 9'10" (3.25m x 3.00m)

With carpeted flooring, built in cupboard and window to the front of the property.

Bathroom

6'4" x 5'11" (1.93m x 1.80m)

With bath having electric shower over, sink, WC, extractor fan, fully tiled walls, tiled flooring and heated towel rail.

Rear Garden

Having a block paved patio area bordered by wooden fencing and gated access to the side of the property and driveway providing parking for 3 vehicles.

Garage

18'0" x 12'5" (5.49 x 3.78)

With power and light connected, concrete floor, up and over door and side access door.

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 Reference Number: 0077-2868-6394-2800-5211

Services

We understand that mains electricity, gas, water and drainage are connected to the property.

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

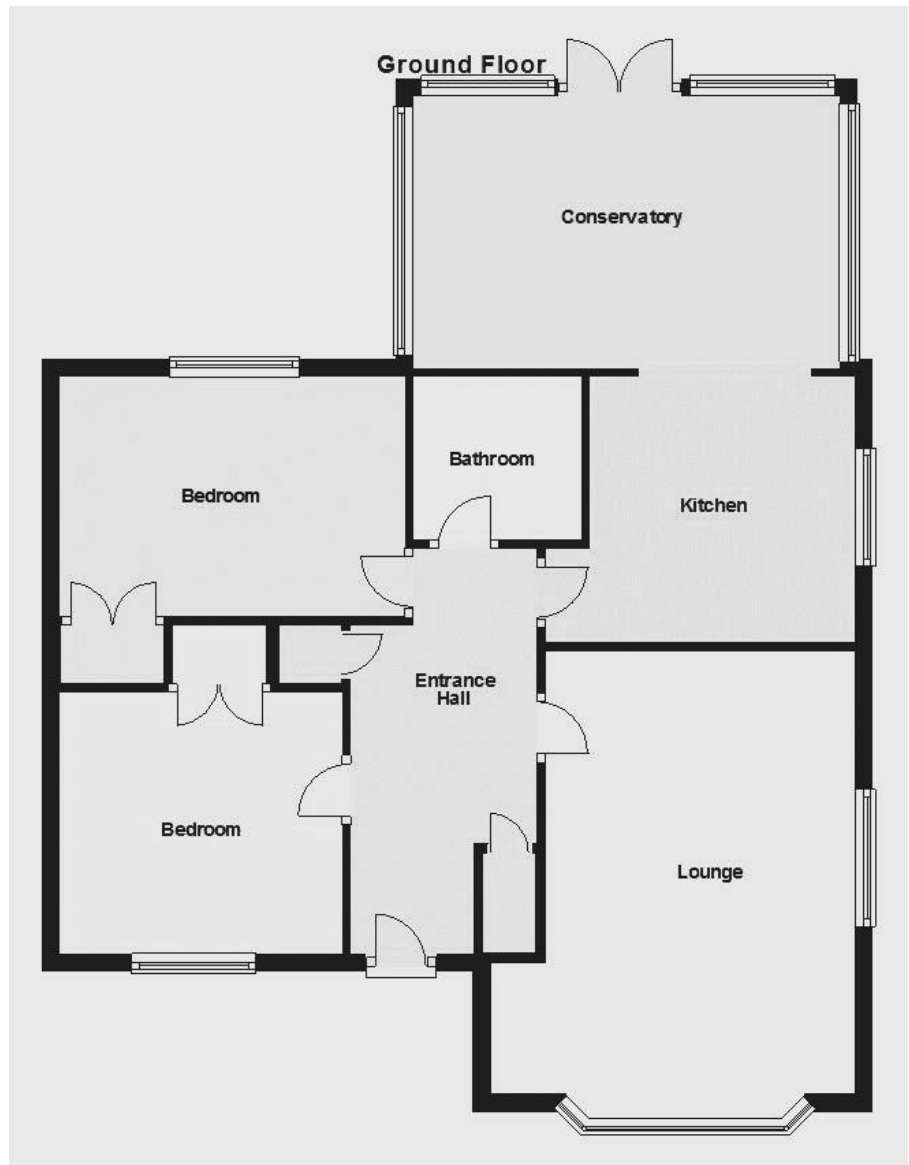
Viewing

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

What 3 Words

///protect.suspends.verifying





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.

