



6 Claremont Road, Burgh-le-Marsh

£240,000



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Willsons
— SINCE 1842 —

6 Claremont Road,
Burgh-le-Marsh, Skegness,
Lincolnshire, PE24 5HG

"AGENT'S COMMENTS"

A well presented detached bungalow updated by the current owners situated in the popular village of Burgh-le-Marsh, close to the local shops, doctors, primary school and eateries. This property offers 'open plan' living accommodation, modern shower room, low maintenance gardens, driveway, gas fired central heating and benefits from no onward chain.

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

Approached over a block paved driveway leading to the side of the property, the frontage having low maintenance gravel with concrete footpath leading to the front and side of the property.

Entrance Porch

With internal single glazed door leading to the hallway and vinyl flooring.

Hallway

12'10" x 4'8" (3.91m x 1.42m)

With vinyl flooring

Lounge

15'7" x 12'11" (4.75m x 3.94m)

With modern wall mounted electric fire and surround, carpeted flooring and dual aspect windows to the side and front of the property.

Dining Area

11'5" x 11" (3.48m x 3.35m)

With French doors to the rear garden and patio area, a range of base and wall units housing a Viessmann gas fired boiler and integrated tumble dryer, vertical radiator and LVT flooring.

Kitchen

15'10" x 7'5" (4.83m x 2.26m)

With a range of base and wall units, composite resin 1.5 sink with mixer taps, space and plumbing for washing machine, gas ring hob, extractor hood, electric oven, built in microwave, LVT flooring, access to the loft space and dual aspect windows to the front and rear of the property.

Shower Room

7'10" x 6'7" (2.39m x 2.01m)

With low level double shower tray having direct feed shower over, heated towel rail, mermaid boarding to the walls, LVT flooring, vanity sink and WC unit with storage and window to the rear of the property.

Bedroom One

12'10" x 10'11" (3.91m x 3.33m)

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

Bedroom Two

11'2" x 11'2" (3.40m x 3.40m)

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

Rear Garden

With low maintenance gravel, slabs and artificial grassed areas bordered by timber fencing.

Summer House

Summer House having power and light connected.

Energy Performance Certificate

The property has an energy rating of 'D', The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0247-2879-6593-9771-8481

Services

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

Local Authority

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

Tenure & Possession

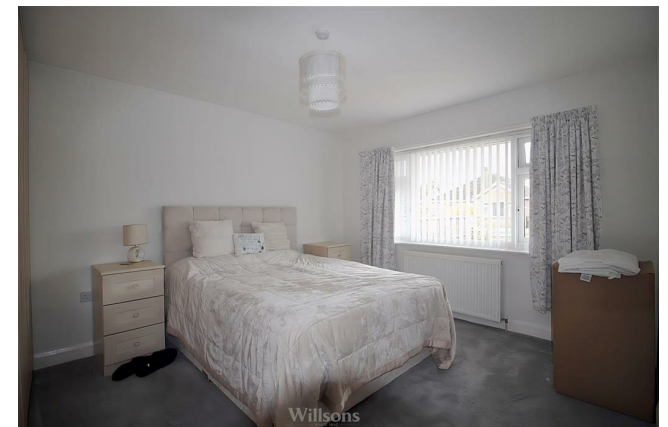
The property is Freehold with vacant possession upon completion.

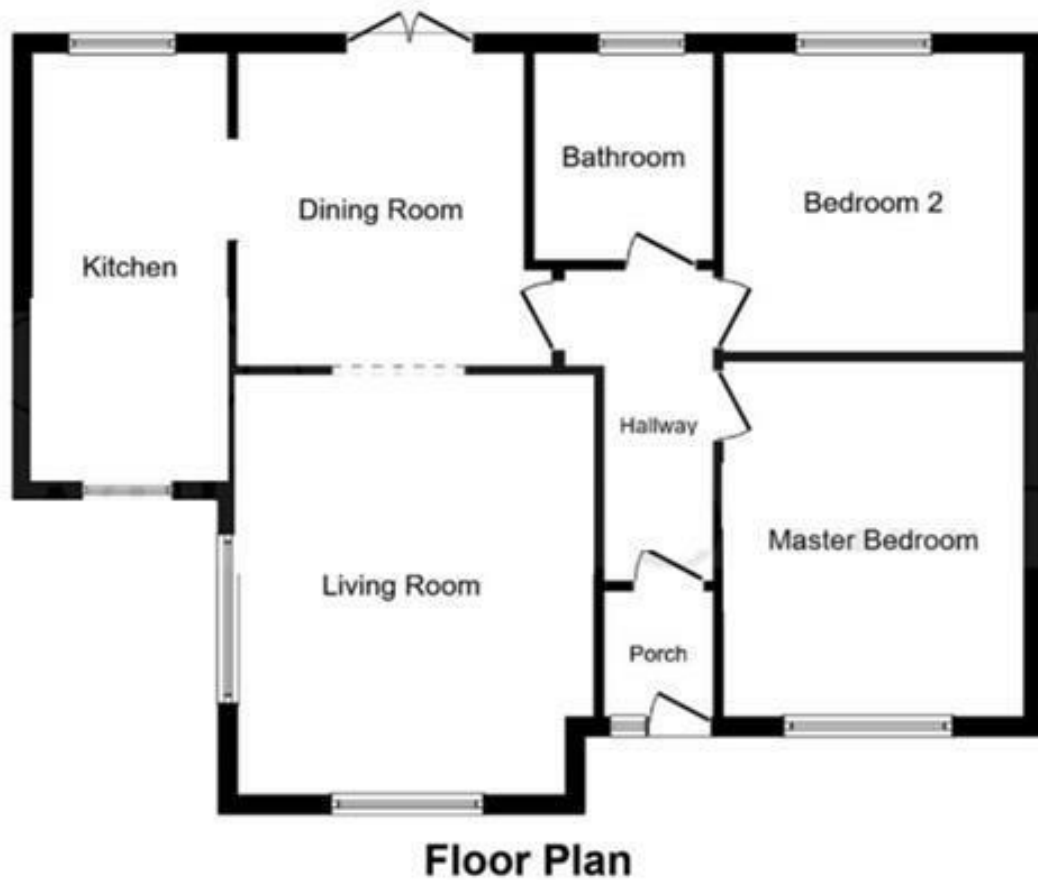
Viewing

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

What 3 Words

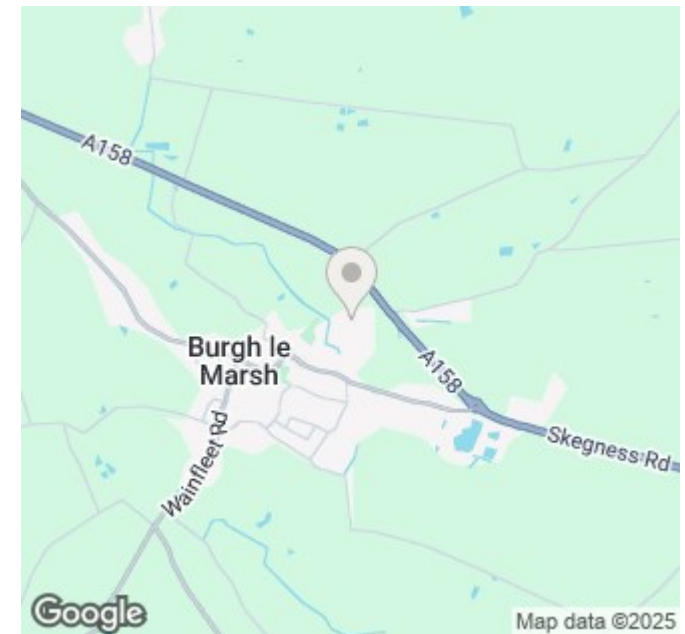
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FLOORPLAN Not to scale – For identification purposes only

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.

