



2, Venables Close, Burgh-le-Marsh

£220,000



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**Willsons**  
— SINCE 1842 —



2, Venables Close,  
Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5DU

### "AGENT'S COMMENTS"

*Set on a cul-de-sac location in the heart of Burgh-le-Marsh, within walking distance the local amenities. This detached bungalow offers gas fired central heating, uPVC windows and doors through, private rear garden, garage, driveway and third bedroom/dining room.*

### LOCATION

*Burgh le Marsh with it's primary school, doctor's surgery, shops including bakers, antique centre 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 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

With concrete and slabbed driveway bordered by a brick wall, concrete paths leading to the sides of the property, access via a wrought iron gate into the garden area and front door.

### Entrance/Hallway

With internal glazed door accessing the hallway, carpeted flooring and double airing cupboard.

### Lounge

11'11" x 15'1" (3.63m x 4.60m)

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

### Kitchen

12'3" x 9'4" (3.73m x 2.84m)

With a range of base and wall units, tiled splashbacks, double electric oven, ceramic hob, stainless steel 1.5 sink with mixer taps, gas fired boiler, vinyl flooring, uPVC door to rear garden and window to side of the property.

### Bedroom One

12'7" x 9'10" (3.84m x 3.00m)

With carpeted flooring and window to the side of the property

### Bedroom Two

12'4" x 10'4" (3.76m x 3.15m)

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

### Bedroom Three/Diner

9'1" x 8'5" (2.77m x 2.57m)

With carpeted flooring, serving hatch to kitchen and window to the side of the property.

### Bathroom

7'9" x 6'8" (2.36m x 2.03m)

With WC, sink, bath with direct feed shower over, fully tiled walls throughout, vinyl flooring and window to side of the property.

### Rear Garden

With slabbed patio area to the rear and side of the property, lawn bordered by flower beds with mature shrubbery and fencing.

### Garage

With up and over door, power and light and uPVC door to rear garden.

### Services

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

### 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/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 2088-5039-7216-4656-6940

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

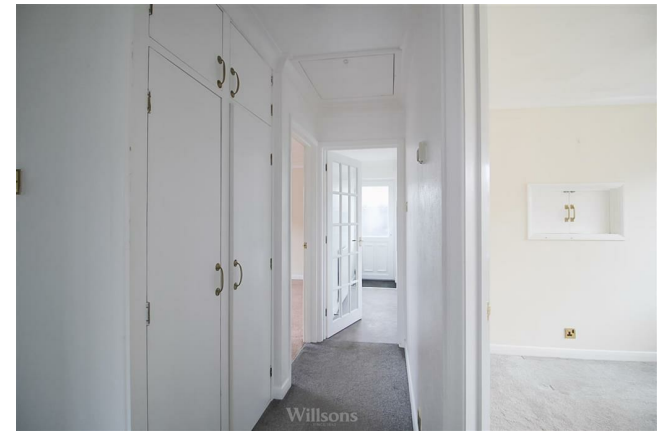
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Viewing

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

### What 3 Words

///tablet.overjoyed.conspire

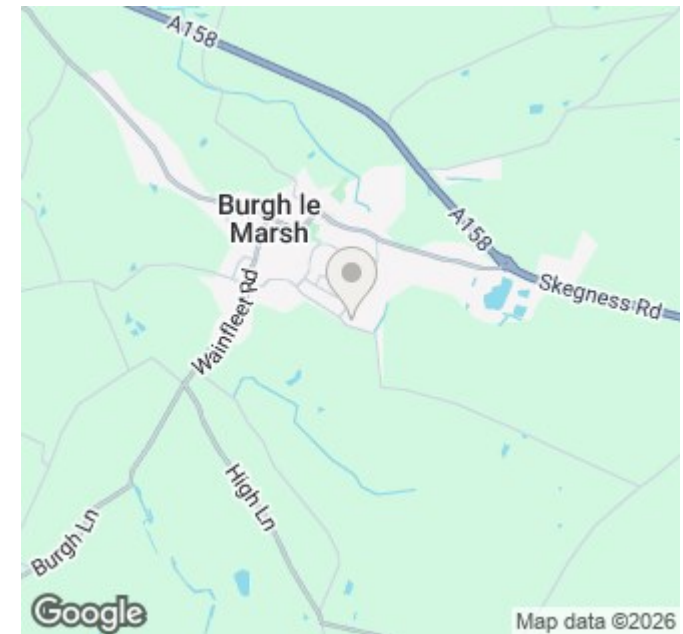






### FLOORPLAN Not to scale – For identification purposes only

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.

