112, Station Road, Burgh Le Marsh, Skegness

£500,000

5 1 2

Willsons
SINCE 1842

112, Station Road, , Burgh Le Marsh, Skegness, Lincolnshire, PE24 5EP

"AGENT'S COMMENTS"

A stylishly presented 5 bedroom detached dormer residence on the outskirts of this popular market town overlooking rear farmland. Approximately 5 miles inland from the coastal resort of Skegness. Having an exceptionally well appointed living kitchen, 30ft lounge, ground floor bedroom, cloakroom and utility, spacious first floor landing, master bedroom suite, 3 further bedrooms and family bathroom. Ample parking and attached double garage, Upvc double glazed windows, oil fired central heating (underfloor to ground floor & radiators to the first floor). Set in lawned gardens of 0.30 acres.

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 swimming pools, cinema and theatre.

Willsons
SINCE 1842

16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | **E.** rentals@willsons-property.co.uk
https://www.willsons-property.co.uk

Accommodation
Upvc double glazed front entrance door with Upvc double glazed window either side opens into:

Reception Hall
With staircase having natural oak balustrade., inset ceiling spotlights and vinyl laminate effect flooring.

Cloakroom
Having wash hand basin and wc housed in a range of high gloss units, inset ceiling spotlights and vinyl laminate effect flooring.

Ground Floor Bedroom
16'7"/12' x 12'5" (5.05m/3.66m x 3.78m)
Having Upvc double glazed front bay window, TV point, inset ceiling spotlights and vinyl laminate effect flooring.

Lounge
30'6" x 12'7" max (9.30m x 3.84m max)
Having Upvc double glazed front bay window, pair of Upvc double glazed doors to rear raised patio area, open fireplace with tiled hearth with reclaimed wooden mantle, TV point.

Dining Kitchen
23'8"/11'6" x 18'7" (7.21m/3.51m x 5.66m)
Equipped with an extensive range of high gloss wall and base units including deep pan drawers, having worksurfaces over with matching upstands, the units wrap round to create an island with matching worksurface and complimentary natural wood worksurface with space below for 4 stools, having an inset twin bowl sink with mixer tap, Neff 5 ring ceramic electric hob with stylish black glass hood over, a further range of matching base cupboards to the far wall with natural worksurface over and a recessed range of full height cupboards incorporating a range of 3 Neff electric ovens and integrated fridge and freezer, integrated Bosch dishwasher, leading round to the dining area. 3 Upvc double glazed windows and a pair of Upvc double glazed patio doors open onto the rear patio area, inset ceiling spotlights, range of 3 graduating stylish pendant lights to the dining area and a pair of double glazed roof lights and vinyl laminate effect flooring.

Utility Room
9'5" x 5' (2.87m x 1.52m)
Equipped with a range of high gloss wall and base units with worksurface over, integrated freezer, space and plumbing for washing machine, Upvc double glazed window to rear, inset ceiling spotlights, also houses the manifold for the ground floor underfloor heating and vinyl laminate effect flooring.

First Floor Landing
Having part sloping ceiling to 3'2". Upvc double glazed window to front, radiator, loft hatch with pull down ladder, built-in storage cupboard and inset ceiling spotlights.

Master Bedroom
16'9" x 11'3" (5.11m x 3.43m)
Having part sloping ceiling to 3'2". A pair of Upvc double glazed doors with Juliet balcony overlook the rear garden, radiator, inset ceiling spotlights and door to:

Ensuite
10' x 8' (3.05m x 2.44m)
Having part sloping ceiling to 3'2". Equipped with a shower cubicle with direct shower, bath in tiled surround, wc, 2 round wash hand basin on a stylish base, 2 chrome ladder style towel rails, Upvc double glazed window to front, inset ceiling spotlights, extractor fan.

Dressing Room
9'6" x 4' (2.90m x 1.22m)
Having part sloping ceiling to 3'2". Radiator, clothes rails and inset ceiling spotlights.

Bedroom 2
12'2" x 12'9"/11'3" (3.71m x 3.91m/3.45m)
Having part sloping ceiling to 3'2". 2 double glazed velux rooflights, radiator, recessed open wardrobe and inset ceiling spotlights.

Bedroom 3
12'7" x 10'2" (3.84m x 3.10m)
Having part sloping ceiling to 3'2". Upvc double glazed window to rear, radiator and inset ceiling spotlights.

Bathroom
8'10" x 7'10" (2.69m x 2.39m)
Equipped with a shower cubicle with direct shower, bath, wc and wash hand basin set in a row of stylish cupboards, inset ceiling spotlights, chrome ladder style towel rail, extractor fan, Upvc double glazed window to side.

Bedroom 4
12'7" x 8'5" (3.84m x 2.57m)
Having part sloping ceiling to 3'2". Upvc double glazed window to front, radiator and inset ceiling spotlights.

Exterior
Having a large lawned front garden with front fence and central willow tree and a spacious herringbone block paved driveway and turning leading to the:

Double Garage
21' x 18'8 (6.40m x 5.69m)
With up and over door, Upvc double glazed door and window to rear, housing the oil fired central heating boiler and hot water cylinder and access door to kitchen.

Rear Garden
The spacious rear garden is mainly laid to lawn, has a raised York stone slabbed patio and overlooks open farmland to the rear and has timber workshop and a caravan with decked verandah to the front. The whole property extending to 0.30 acres.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

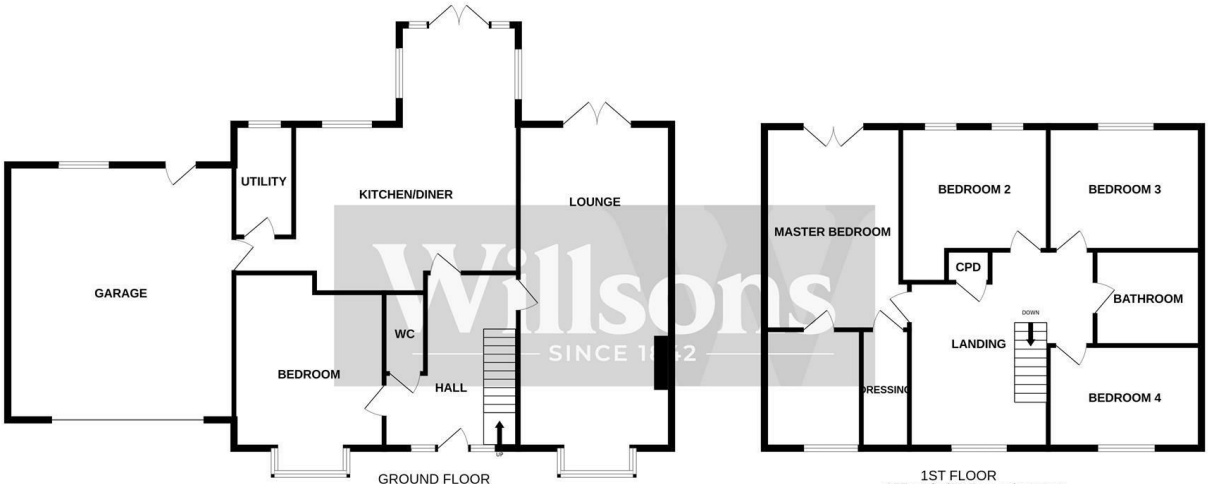
Services
We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired central heating boiler to underfloor heating to the ground floor and radiators to the first floor.

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

Energy Performance Certificate
The property has an energy rating of 78C. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0747-3035-5307-6854-5204.

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

Directions
Proceed west out of Skegness on the A158 Lincoln Road, at the Burgh le Marsh roundabout take the first exit into town and proceed through town past the church and the petrol station on Station Road whereupon the property will be found on the right hand side. What3Words: hides.cutaway.indoors



GROUND FLOOR
1456 sq.ft. (135.2 sq.m.) approx.

1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.

TOTAL FLOOR AREA : 2411 sq.ft. (224.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.