



6 Market Close, Burgh-le-Marsh

£85,000



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Willsons
— SINCE 1842 —

6 Market Close,
Burgh Le Marsh,
Lincolnshire, PE24 5JX

"AGENT'S COMMENTS"

A well maintained first floor flat situated in the centre of Burgh-le-Marsh, convenient for the local amenities and transport links to Skegness and Lincoln. The property has a remaining 95 years on the lease and benefits from gas fired central heating, parking area, rear garden and offered with no onward chain.

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.



Willsons
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<https://www.willsons-property.co.uk>

Front Of Property

The block of flats has an open plan communal grassed area to the front aspect. The property is approached over a tarmac roadway leading to the side parking area giving access to the main entrance of the flat.

Entrance Lobby

6'8" x 3'0" (2.04 x 0.92)

With carpeted flooring and storage underneath the stairwell.

Landing

16'11" x 2'9" max (5.16 x 0.86 max)

With carpeted flooring, cloak storage area and window to the side of the property.

Hallway

12'4" x 2'11" (3.76m x 0.89m)

With single glazed timber panelled door providing access from the landing, carpeted flooring and access to the loft space.

Kitchen

8'1" x 7'11" max (2.47 x 2.42 max)

With a range of wall and base units, tiled splashbacks, stainless steel 1.5 sink and mixer tap, Logic+ wall mounted combi boiler, space and plumbing for washing machine, vinyl flooring and window to the rear of the property.

Pantry

2'9" x 4'11" (0.84m x 1.50m)

With fitted shelving and vinyl flooring.

Lounge

13'11" x 11'4" (4.25 x 3.47)

With carpeted flooring, corner fire surround housing electric fire and window to the front of the property.

Bedroom One

11'6" x 10'9" max (3.51 x 3.28 max)

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

Bedroom Two

11'5" x 6'10" (3.48 x 2.1)

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

Shower Room

8'1" x 5'1" max (2.48 x 1.56 max)

With enclosed corner shower cubicle having direct feed shower over, WC, sink, mermaid boarded walls, vinyl flooring and window to the front of the property.

Rear Garden

Predominately laid to grass with patio area and storage shed.

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 Reference Number: 7339-0320-9109-0357-0292

Services

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

Local Authority

Council Tax Band 'A' 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 lease for the property is 125 Years from 6th February 1995. A full copy is available on request from our Skegness office. We are informed the service charges and ground rent for 2025 is £405.

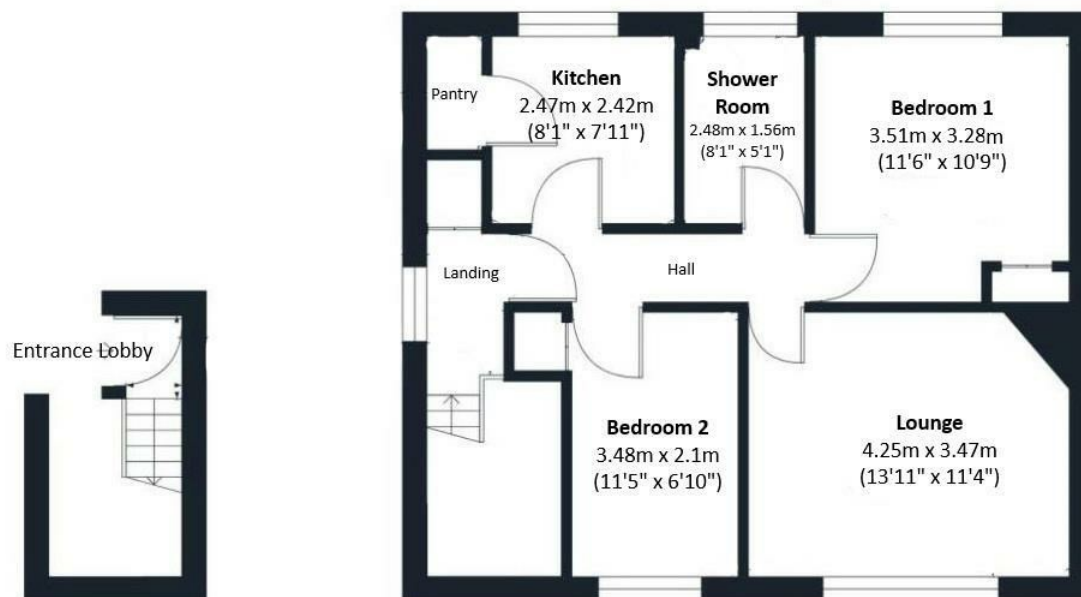
Viewing

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

What 3 Words

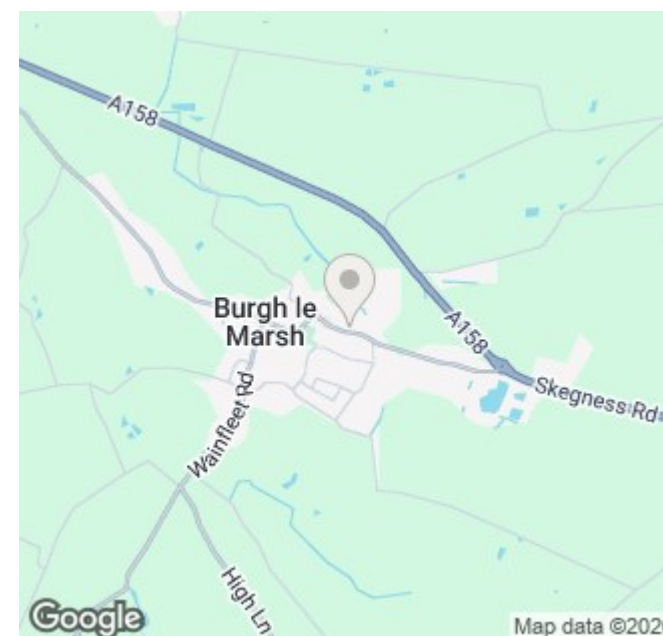
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FLOORPLAN Not to scale – For identification purposes only

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.

