



38 Bishop Tozer Close, Burgh Le Marsh

£350,000



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**Willsons**  
SINCE 1842

38 Bishop Tozer Close,  
Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5JF

### "AGENT'S COMMENTS"

*An immaculately presented detached house situated in the popular village of Burgh-le-Marsh. This property provides a perfect location for access to the Primary school, grocery stores, public houses, eateries as well as the library and Tinkers Green play area. Benefitting from a spacious kitchen breakfast dining room, downstairs cloakroom, utility room, en-suite to master bedroom, low maintenance garden, garage and off road parking with EV Charging point.*

### 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.*



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

### Front Of Property

Approached over a block paved footpath and via decorative wrought iron fencing leading to the front door. The property benefits from an off road parking bay with EV charging point and a patio seating area adjacent to the garage.

### Reception Hallway

With under stair storage cupboard, Karndean flooring, vertical radiator and glazed double doors leading to the kitchen breakfast room.

### Lounge

18'11" x 11'1" (5.77m x 3.38m)

With oak wooden flooring, recessed fireplace for log burner effect fire and bay window with French doors to the rear garden.

### Kitchen Breakfast Room

18'7" x 9'9" (5.66m x 2.97m)

With a range of base and wall units, tiled splashbacks, 1.5 resin composite sink with mixer taps, Smeg range cooker, integrated dishwasher, integrated washing machine, extractor hood, wine cooler, American style fridge freezer, vertical radiator, vinyl flooring, French doors and window to the rear of the property.

### Dining Area

11'6" x 8'6" (3.51m x 2.59m)

With access to the pantry storage cupboard, vinyl flooring and window to the front of the property.

### Utility Room

6'10" x 6'9" (2.08m x 2.06m)

With base and larder style units, space for tumble dryer, vinyl flooring and window to the front of the property.

### Cloakroom

With WC, sink and vanity unit, heated towel rail, extractor fan, vinyl flooring and window to the front of the property.

### Landing

With access to loft space, built in airing cupboard and carpeted flooring.

### Bedroom One

13' x 10'8" (3.96m x 3.25m)

With fitted super king bed, fitted corner wardrobes, bedside wall lights, carpeted flooring and sash window to the rear of the property.

### En-Suite

8' x 5' (2.44m x 1.52m)

With enclosed corner shower cubicle having direct feed waterfall and handheld head, WC, sink with vanity unit, part tiled walls, extractor fan, period style heated towel rail, tiled flooring and window to the rear of the property.

### Bedroom Two

13' x 8'8" (3.96m x 2.64m)

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

### Bedroom Three

10'1" x 10'4" (3.07m x 3.15m)

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

### Bedroom Four

11'9" x 8' (3.58m x 2.44m)

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

### Bathroom

7'4" x 6'9" (2.24m x 2.06m)

With P shaped bath having direct feed shower over, WC, sink with vanity unit, heated towel rail, extractor fan, fully tiled walls, vinyl flooring and window to the front of the property.

### Rear Garden

With low maintenance granite stone slabbing throughout bordered with a brick wall having timber gates accessing the side of the property.

### Garage

With parking bay in front and accessed via an electric roller shutter door, plaster boarded throughout, power and light connected and French doors to the front of the property giving access to the seating area.

### 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](http://www.gov.uk/find-energy-certificate) Reference Number: 0468-2844-7569-9801-2631

### Services

We understand that mains electricity, gas, water and drainage are connected to the property. We are informed the current service charge payable to the Management Company is £120.00 per quarter.

### Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Disclaimer

Please note - One of the vendors of the property is an employee of the Company.

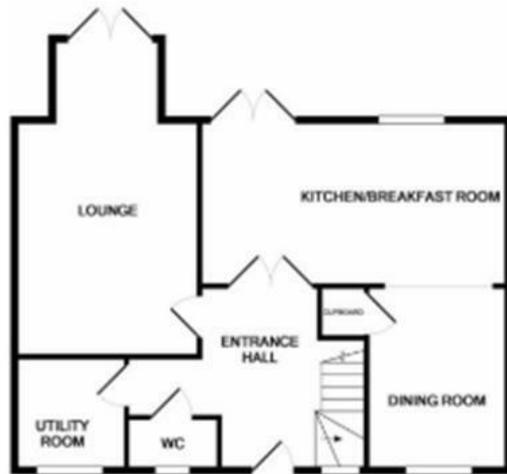
### Viewing

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

### What 3 Words

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GROUND FLOOR



1ST FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee.

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

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**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.

