



42 Holden Drive, Burgh Le Marsh

Offers Over £280,000



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Willsons
— SINCE 1842 —

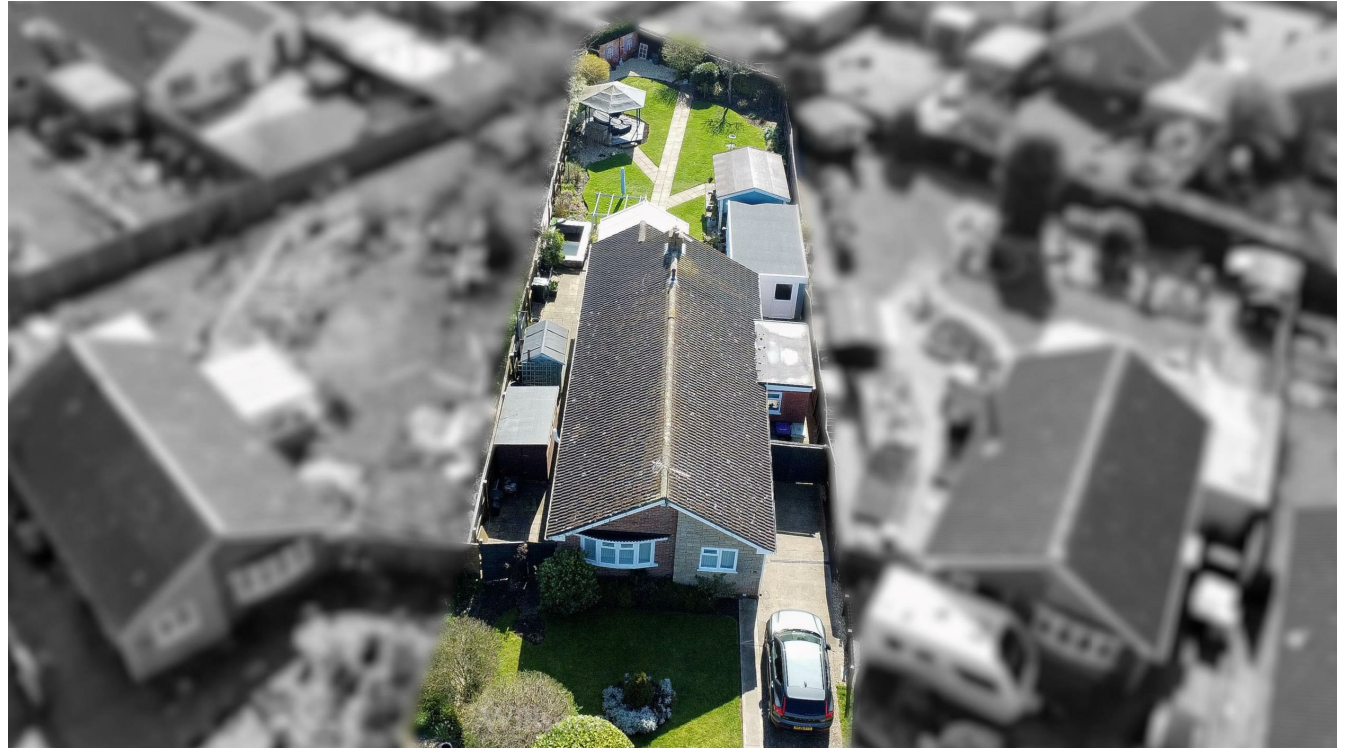
42 Holden Drive,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LZ

"AGENT'S COMMENTS"

An extremely well presented spacious bungalow located in the village of Burgh-le-Marsh, popular for its local amenities, transport links and having a community feel. The property is situated on a good size private plot and has been extended to provide ample living accommodation including two reception rooms, conservatory, utility and en-suite to the master bedroom.

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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Front Of Property

With concrete driveway and footpath leading to the sides of the property. Open layout to the front mainly laid to grass with mature shrubs and trees having boundaries of timber fencing.

Entrance Porch

With tiled flooring and part glazed oak door leading to the hallway.

Hallway

9'6" x 8'8" (2.90m x 2.64m)

With wooden finish laminate flooring and access to the loft space.

Kitchen

11'5" x 8'9" (3.48m x 2.67m)

With a range of base and wall units, tiled splashbacks, gas hob, extractor hood, double electric oven, 1.5 resin composite sink and drainer with mixer taps, space and plumbing for dish washer, wooden finish laminate flooring and window to the side of the property.

Utility

11'3" x 5'4" (3.43m x 1.63m)

With a range of base and wall units, tiled splashbacks, resin composite sink and mixer taps, space and plumbing for washing machine, wooden finish laminate flooring, window to the front of the property and door to the rear of the property.

Lounge/Diner

17'7" x 10'11" (5.36m x 3.33m)

With Karndean flooring and dual aspect windows to the side of the property.

Snug/Lounge

15' x 10'11" (4.57m x 3.33m)

With multi-fuel burner, wooden finish laminate flooring, Bi-fold doors to the conservatory and windows to each side of the property.

Conservatory

10'10" x 8'6" (3.30m x 2.59m)

With patio sliding doors to the rear garden, vinyl flooring and windows to all aspects of the garden.

Bedroom One

18'3" x 8'9" (5.56m x 2.67m)

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

En-Suite

7' x 3'11" (2.13m x 1.19m)

With enclosed double shower cubicle having direct feed shower and mermaid boarding, sink with vanity unit, wall mounted units, extractor fan, heated towel rail, WC and tiled flooring.

Bedroom Two

12'4" x 9'10" (3.76m x 3.00m)

With carpeted flooring, large double sliding door wardrobes and window to the front of the property.

Bedroom Three

11'10" x 7'6" (3.61m x 2.29m)

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

Bathroom

With decorative tiled feature walls, double screened shower tray with direct feed shower over, sink mounted on vanity unit, WC enclosed cistern, storage vanity units, extractor fan, Karndean flooring and windows to the rear.

Rear Garden

With slabbed patio area adjacent to the property and slabbed footpaths leading to the side of the property and the garage. The garden is mainly laid to lawn with bedding edging and boundaries of timber fencing.

Garage

With power and light connected, accessed via a uPVC door and having a window to the garden aspect.

Summer House

Of timber construction with glazed double doors and veranda style frontage.

Timber Sheds

To the side of property there are two timber sheds accessed via a slabbed footpath.

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: 8335-1824-9400-0104-8206

Services

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

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

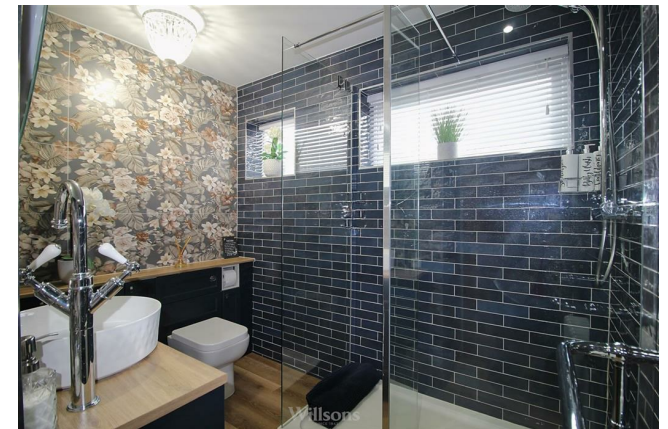
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

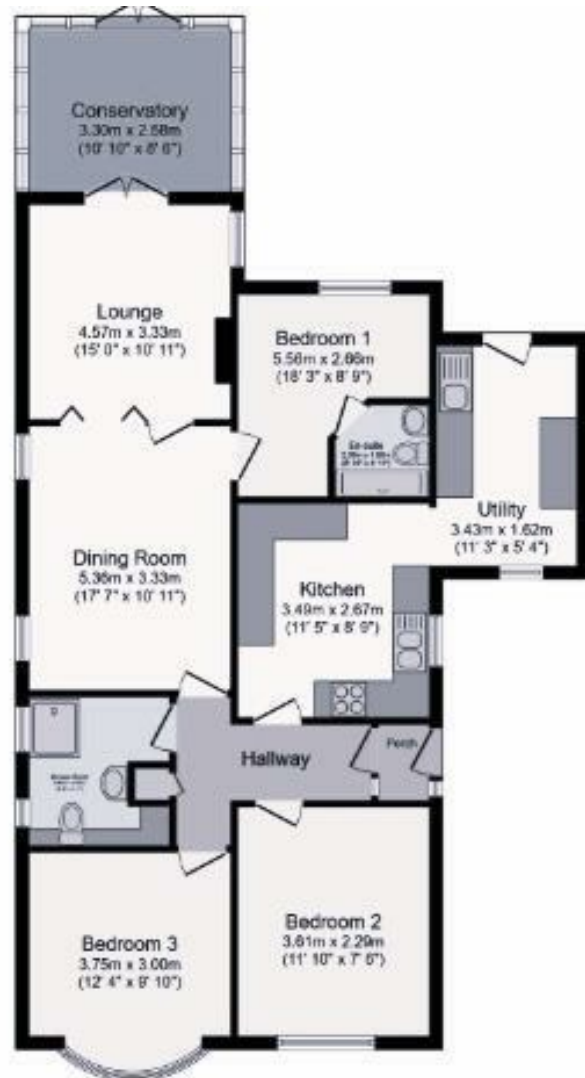
Viewing

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

What 3 Words

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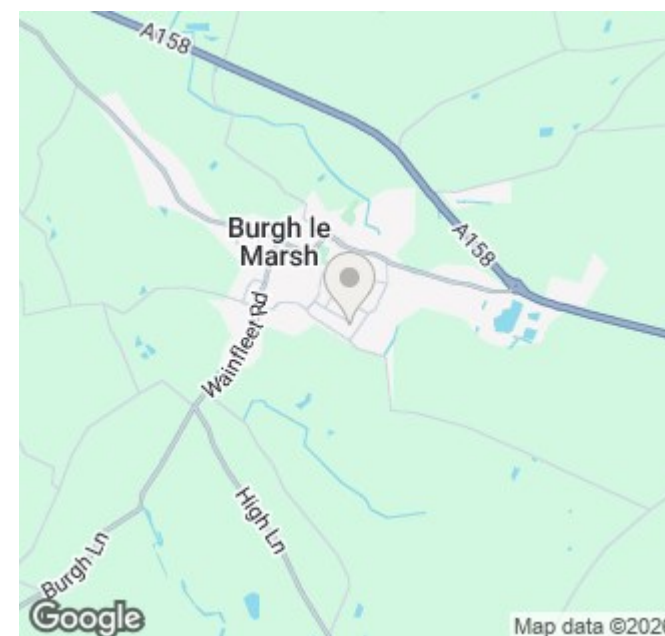




Total floor area 102.7 m² (1,106 sq.ft.) approx

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.

