



6 Jane Palmer Court, Burgh-le-Marsh

£150,000



**Willsons**  
SINCE 1842

6 Jane Palmer Court,  
Burgh Le Marsh,  
Lincolnshire, PE24 5LE

### "AGENT'S COMMENTS"

*Situated in a small cul-de-sac within the heart of Burgh-le-Marsh, this deceptively sized mid-terrace house benefits from allocated parking bays, uPVC windows and doors, gas fired central heating, large kitchen/diner with range cooker, low maintenance rear garden and offered with no onward chain.*

### 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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front Of Property

Approached over a block paved private cul-de-sac having concrete footpath leading to the front door.

### Entrance Porch

With carpeted flooring leading to the lounge.

### Lounge

13'8" x 13'3" (4.17 x 4.04)

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

### Inner Hallway

With carpeted flooring, cloakroom and storage area under the stairwell.

### Kitchen/Diner

13'8" x 12'8" max (4.18 x 3.88 max)

With a range of base and wall units, 1.5 stainless steel sink with mixer taps, extractor hood, 7 gas burner and electric range cooker, space and plumbing for washing machine, tiled flooring and windows and door to the rear of the property.

### Bedroom One

13'8" x 13'3" (4.18 x 4.05)

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

### Bedroom Two

12'9" x 8'5" (3.9 x 2.57)

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

### Landing

With carpeted flooring, access to the loft space and having a double airing cupboard housing the gas combi boiler.

### Bathroom

8'9" x 4'10" max (2.68 x 1.49 max)

With bath having electric shower over, sink, WC, vinyl flooring and window to the rear of the property.

### Rear Garden

Low maintenance garden with slabbed patio area, raised decking, artificial grass, seeded grassed area with boundaries of timber fencing.

### Parking Bays

The property benefits from two owned parking bays

### 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: 0457-3059-7207-0896-7204

### Local Authority

Council Tax Band 'A' 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.

### Services

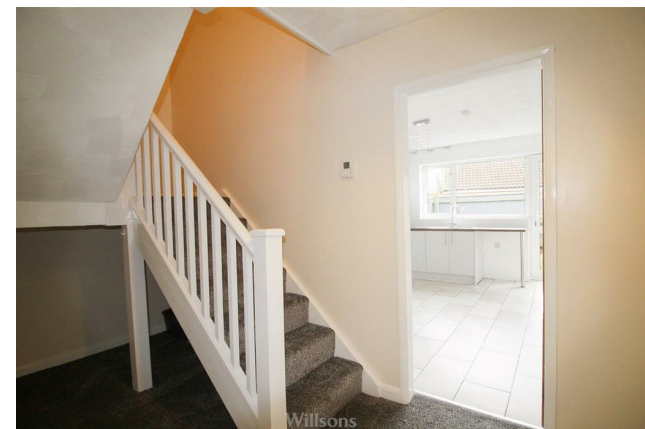
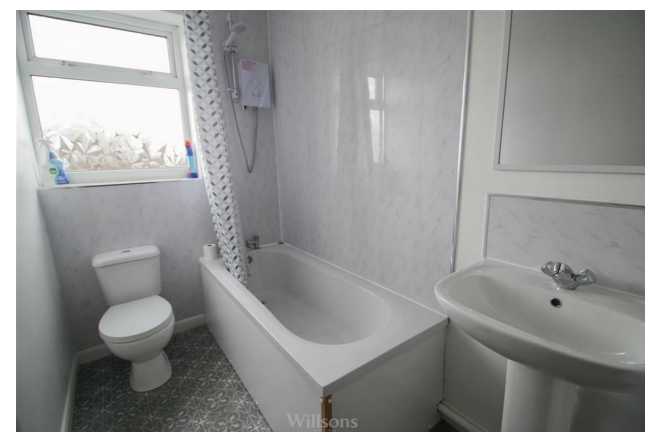
We understand that mains electricity, gas, water and drainage are connected to the property.

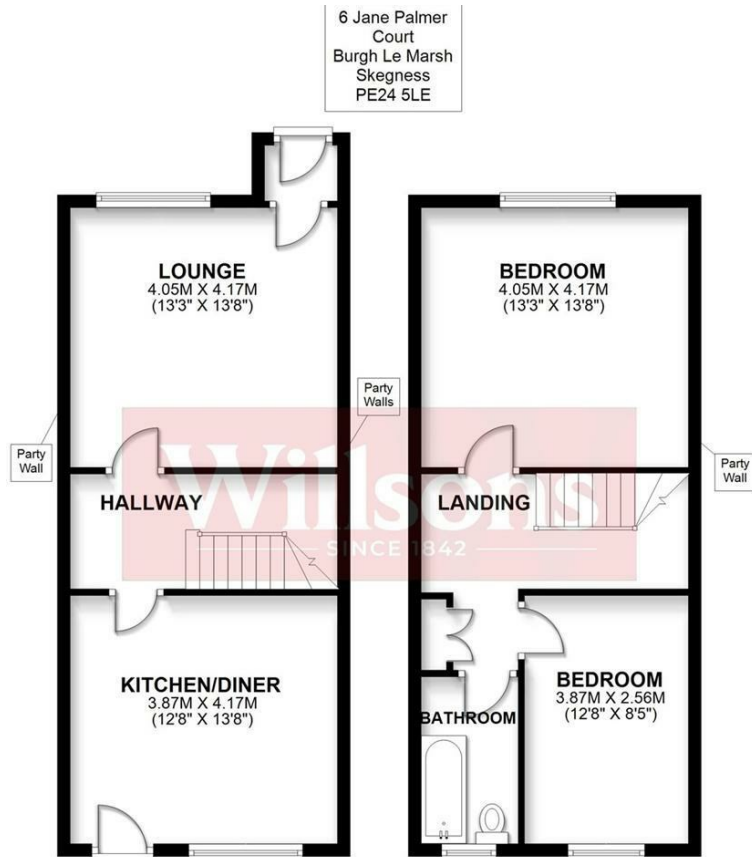
### Viewing

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

### What 3 Words

///first.sharpness.jigsaw





**FLOOR PLAN**

TOTAL AREA: APPROX. 83.9 SQ. METRES (902.6 SQ. FEET)

**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.

