



50 The Causeway, Burgh Le Marsh

£170,000



Willsons
SINCE 1842

50 The Causeway,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LF

"AGENT'S COMMENTS"

An extremely well presented period property situated in the centre of Burgh-le-Marsh, popular for its school, shops, doctors and variety of public houses and eateries. This property has been sympathetically updated by the current owner creating a modern feel in keeping with its original character. Benefitting from a newly fitted gas fired boiler, uPVC windows and doors throughout, spacious bedrooms and an outdoor seating area.

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, 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

Approached via decorative wrought iron gates leading to a slabbed footpath giving access to the front and side of the property. A brick wall boundary wraps around the full length of the frontage, extending to the garden area having privacy panels situated on the wall.

Hallway

With vinyl flooring and stairs leading to the first floor, having period featured carpet with gold stays and exposed wood.

Lounge

12'2" x 10'5" (3.71m x 3.18m)

With dual aspect windows to the front and side of the property, carpeted flooring and electric fire with surround and hearth.

Kitchen

12'1" x 11'10" (3.68m x 3.61m)

Having a range of modern base and wall units including an island with space and plumbing for a washing machine underneath, composite resin sink with mixer taps, new electric oven, gas hob, integrated microwave oven, extractor hood, newly fitted wall mounted gas fired boiler, vertical radiator, vinyl flooring, window to the front of the property and door to the garden area.

Bathroom

14'6" x 4'6" (4.42m x 1.37m)

With bath, sink, WC, heated towel rail radiator, vinyl flooring and dual opaque windows to the front of the property.

First Floor Landing

12'1" x 4'11" (3.68m x 1.50m)

With gallery styled landing, carpeted flooring, access to the loft space and arched window to the front of the property.

Bedroom One

10'7" x 10'4" (3.23m x 3.15m)

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

Bedroom Two

10'7" x 12'2" (max) (3.23m x 3.71m (max))

With built in shelving in the chimney breast alcoves, carpeted flooring and window to the front of the property.

Garden/Courtyard

Having low maintenance artificial grass and slabbed area with boundaries of brick walls and privacy screening panels.

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0320-2150-0340-2574-2731

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 property is Freehold with vacant possession upon completion.

Viewing

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

What 3 Words

///threading.clap.bookings





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.

