



16, Old Chapel Lane, Burgh Le Marsh

£865 PCM



Willsons
SINCE 1842

16, Old Chapel Lane,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LQ

"AGENT'S COMMENTS"

A spacious two bedroom detached bungalow within walking distance of local amenities in the peaceful market town of Burgh Le Marsh, Lincolnshire. The property consists of a lounge, kitchen, sun room, two double bedrooms, shower room and rear garden. Property benefits from private driveway leading to a single garage, gas central heating and UPVC double glazing throughout.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, 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
<https://www.willsons-property.co.uk>

How To Apply for a viewing

If you would like to apply to view this property, please complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totaling to £199.61 must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit

This property requires a deposit of 5 weeks' rent - totaling £998.07

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy

Accommodation

A spacious two bedroom detached bungalow close to local amenities

Entrance Hall

15'4" x 4'10" (4.68 x 1.48)

L-shaped entrance hall, light, radiator, smoke alarm, thermostat, loft hatch, telephone point, sockets and switches

Lounge

15'9" x 11'10" (4.82 x 3.62)

Patio doors with fitted blinds and curtains, radiator, light and wall lights, brick built fire place with ornamental gas fire (capped off), aerial point, sockets and switches

Kitchen

13'10" x 7'6" (4.23 x 2.30)

Window and rear door with roller blinds fitted, two strip lights, range of white base and wall units, boiler, cooker, washing machine, sink with drainer, mixer tap, radiator, central heating programmer, sockets and switches

Sun Room

11'3" x 4'3" (3.45 x 1.32)

Windows, inner door to garage, door to rear garden, double socket

Bedroom 1

11'4" x 11'2" (3.46 x 3.42)

Bay window with fitted blinds and curtains, light with fan, built in wardrobes, 3 sets of drawers, radiator, telephone point, aerial point, sockets and switches

Bedroom 2

10'0" x 9'11" (3.07 x 3.03)

Window with fitted blinds and curtains, light with fan, radiator, sockets and switches

Shower Room

6'5" x 5'9" (1.97 x 1.76)

Window, basin with pedestal, toilet, shower cubicle with mains fed shower, light, bathroom cabinet, airing cupboard containing hot water tank, light switch

Garage

16'3" x 7'3" (4.96 x 2.21)

Up and over garage door, window to rear, strip light, sockets and switches

Rear Garden

Patio area with automatic awning, mature bushes and trees, side gate leading to the front





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.

