

49 Hall Lane, Burgh Le Marsh

Offers Over £250,000

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Willsons
SINCE 1842

49 Hall Lane, Burgh Le Marsh, Skegness, Lincolnshire, PE24 5LX

"AGENT'S COMMENTS"

A beautifully presented and modernised detached bungalow situated in the ever popular village of Burgh-le-Marsh. Perfectly located for all of the amenities including the Primary school, transport links, doctors surgery and a variety of eateries. The property benefits from a newly fitted high specification kitchen, new gas boiler, new flooring throughout, oak internal doors, uPVC windows and composite front door.

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
Approached over a concrete driveway and low maintenace gravelled areas having boundaries of timber fencing.

Entrance Porch
With wooden effect vinyl flooring, single glazed internal oak door leading to the -

Hallway
With laundry cupboard, vinyl flooring and access to the loft space.

Open Plan Living/Kitchen
22'4" x 13'7" (6.81m x 4.14m)
Having a range of new fitted base and wall units with quartz worktops, integrated fridge, freezer and dishwasher, induction hob with built in extractor unit, inset sink with modern black finished mixer taps, breakfast bar area, wooden effect vinyl flooring, windows to the side and rear of the property and external door leading to the rear garden.

Bedroom One
13' x 11' (3.96m x 3.35m)
With floor to ceiling built in wardrobes having vanity mirror dressing table, carpeted flooring and window to the front of the property.

Bedroom Two
12'4" x 9'11" (3.76m x 3.02m)
With carpeted flooring and window to the rear of the property.

Bedroom Three/Snug
12'3" x 9' (3.73m x 2.74m)
With carpeted flooring and window to the front of the property.

Bathroom
8'11" x 6'7" (2.72m x 2.01m)
With direct feed shower over the bath, glass panel shower screen, basin with vanity storage unit and WC, wooden effect vinyl flooring and window to the rear of the property.

Laundry Cupboard
Having plumbing and space for a washing machine, tumble dryer and newly fitted gas combi boiler.

Garage
17'5" x 8'11" (5.31m x 2.72m)
Of brick built construction with up and over door, window to the rear and power connected.

Rear Garden
Predominately laid to grass with gravelled seating area, concrete footpath leading to the garage and boundaries of timber fencing.

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

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/findenergycertificate Reference Number: 2193-3053-0208-9205-9200

Local Authority
Council Tax Band 'C' 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.

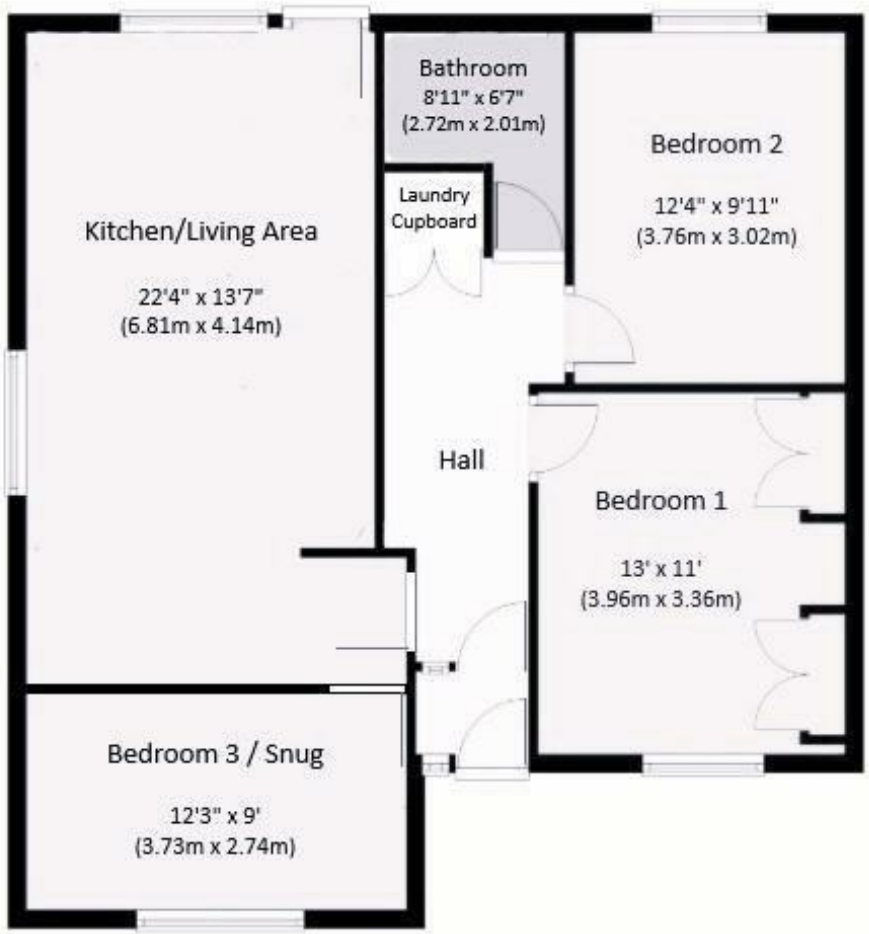
Viewing
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words
///trick.hairstyle.demanding









Total area: approx. 79.4 sq. metres (854.5 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.