

7 Elm Crescent, Burgh Le Marsh

£220,000

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Willsons
SINCE 1842

7 Elm Crescent, Burgh Le Marsh, Skegness, Lincolnshire, PE24 5EG

"AGENT'S COMMENTS"

Set within a popular residential area of Burgh-le-Marsh and easily accessible to the local amenities and Lincoln to Skegness transport links, this spacious detached bungalow provides an ideal home from first time buyers to retirees looking to downsize. Benefitting from a mature rear enclosed garden with windmill views, uPVC windows and doors, gas central heating, garage and off road parking.

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
Having an open fronted lawned area with concrete driveway to the garage and footpath leading to the side entrance with boundaries of timber fencing.

Hallway
With carpeted flooring, access to the loft space and airing cupboard.

Lounge
18'1" x 11'11" (5.51m x 3.63m)
With glazed panelled door and internal window leading in the lounge and having carpeted flooring, brick surround gas fire and window to the front of the property.

Kitchen
11'10" x 10'6" (3.61m x 3.20m)
With a range of base and wall units, tiled splashbacks, space for cooker, extractor hood, space and plumbing for washing machine, resin sink and drainer with mixer taps, internal door to the garage, newly fitted Viessmann gas wall mounted boiler, vinyl flooring and door and window to the side of the property.

Bedroom One
12' x 9' (3.66m x 2.74m)
With carpeted flooring, window to the rear of the property and access to the vanity area having sink, WC and vinyl flooring.

Bedroom Two
12'7" x 9'10" (3.84m x 3.00m)
With carpeted flooring and window to the rear of the property.

Bedroom Three
9'11" x 7'3" (3.02m x 2.21m)
With carpeted flooring and window to the front of the property.

Shower Room
Having an electric shower over a low level tray with glass screen, fully tiled walls, non-slip flooring, extractor fan and window to the side of the property.

WC
With WC, part tiled walls, tiled flooring and window to the side of the property.

Garage
16'1" x 7'9" (4.90m x 2.36m)
With up and over door, power and light connected, window to the side and internal door leading to the garage.

Rear Garden
Having boundaries of timber fencing and predominately laid to grass with mature trees and shrubs. Slabbed footpaths lead to the sides of the property with gated access to the front. Adjacent to the property from the kitchen door is a small raised concrete patio area and a timber shed.

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: 2095-3066-4201-8526-6204

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

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
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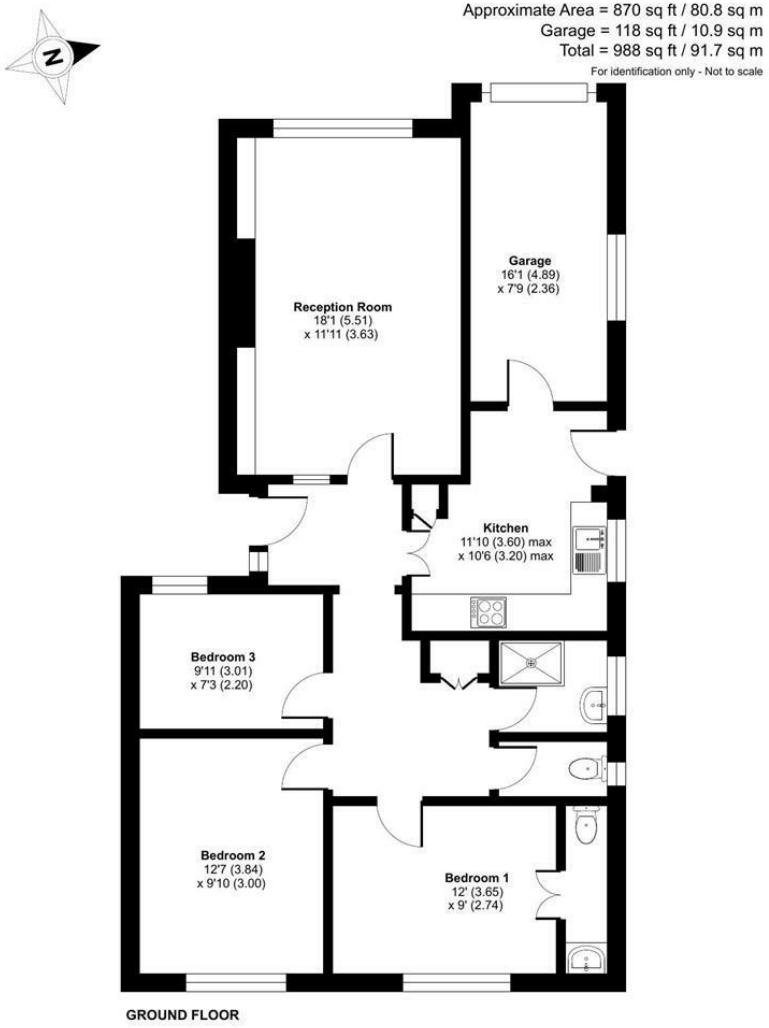






Crescent, Burgh Le Marsh, Skegness, PE24

Approximate Area = 870 sq ft / 80.8 sq m
Garage = 118 sq ft / 10.9 sq m
Total = 988 sq ft / 91.7 sq m
For identification only - Not to scale



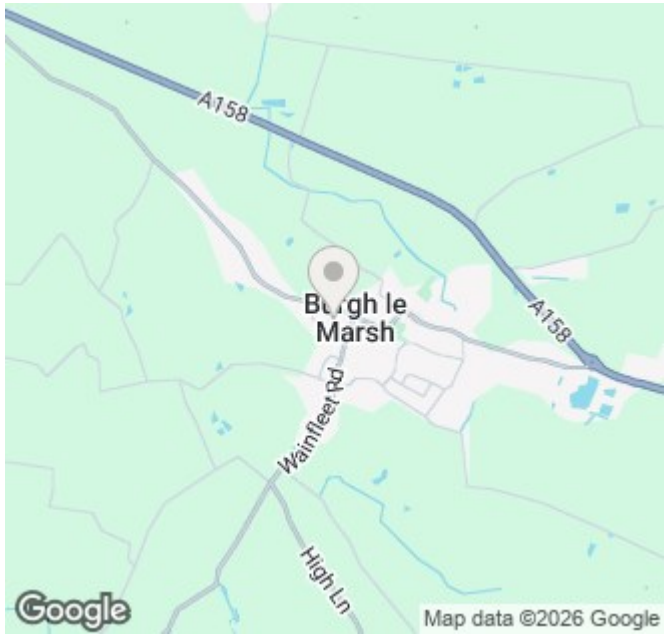
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Willsons. REF: 1524569

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.