

Station Road
BURGH LE MARSH

£449,950

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- New Build Detached Family House location
- Spacious, Well Designed Accommodation
- 4 Bedrooms (2 En-suite) & Family Bathroom
- 30ft Open Plan Kitchen, Dining & Family Room
- Lounge, Study, Utility Room, Ground Floor WC
- Attached Garage & Parking
- Upvc Double Glazing & LPG gas fired heating
- Good sized plot with open views to rear

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Station Road
Burgh Le Marsh
Lincolnshire, PE24 5EW

“ AGENT’S COMMENTS ”

New build 4 bedroom detached family house situated on a good sized plot in a popular residential location with open views to the rear. The property has been built to a high standard having spacious, well designed accommodation and benefits from Upvc double glazing, propane gas fired central heating system, alarm system and an LABC warranty. The property is anticipated to be completed in March 2020 and will be fitted with a high standard of external and internal fittings.

ABOUT THE AREA

Burgh Le Marsh with its Primary School, Doctors Surgery, Shops including post office, butchers, bakers, florist and fishmongers, variety of 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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ACCOMMODATION:

A copy of the floorplan layout has been taken from the architects plans, however, please note that the developer reserves the right to amend the property in any way he feels fit.

SPACIOUS ENTRANCE HALL

With part glazed front entrance door with side screens, stairs to the first floor accommodation, double doors to cloaks cupboard, ceiling spotlights, 2 radiators.

LOUNGE 16' 8" x 10' 8" (5.07m x 3.245m) Window to front aspect, radiator.

STUDY 12' 5" x 11' max (3.795m x 3.35m max) With built-in double cupboard, Upvc double glazed window to front aspect, radiator.

WC 11' x 3' 11" (3.35m x 1.194m) With wc and wash hand basin, Upvc double glazed window to side aspect, radiator.

KITCHEN, DINING & FAMILY ROOM

29' 9" x 16' 11" max, 14' 10" min (9.072m x 5.165m max, 4.528m min) Being open plan with range of modern wall and base units with granite worksurfaces, integrated dishwasher, fridge freezer, 4 ring hob with extractor over, 2 built-in ovens, 1 & 1/2 bowl sink, feature folding glazed double doors and tilt and turn door opening to the rear garden, ceiling spotlights, 3 radiators. Door to:

UTILITY ROOM

16' 3" x 5' 9" (4.95m x 1.75m) With Upvc double glazed window and door to rear, access door to garage, wall mounted Worcester boiler, radiator, base units with granite worksurface, inset sink.

FIRST FLOOR LANDING

With Upvc double glazed window to front aspect, airing cupboard housing the pressurised hot water cylinder, loft access, radiator.

MASTER BEDROOM

17' 9" max x 14' 10" (5.404m max x 4.528m) narrowing to 8' 2" (2.48m). With 2 Upvc double glazed windows to the rear aspect, 2 radiators, TV point, door to:-



EN-SUITE SHOWER ROOM

6' 10" x 6' 5" (2.083m x 1.967m) With shower cubicle with direct shower, wc and wash hand basin, Upvc double glazed window to side aspect, radiator, extractor fan, ladder style towel rail.

BEDROOM 2

11' 7" x 19' 2" max, 12' 1" min (3.542m x 5.85m max, 3.679 min) With Upvc double glazed window to rear aspect, radiator, TV point, door to:-

EN-SUITE SHOWER ROOM 6' 9" x 6' 6" (2.065m x 1.992m) With shower cubicle with direct shower, wc and wash hand basin, radiator, extractor fan.

BEDROOM 3

14' 5" x 10' 7" (4.386m x 3.238m) With Upvc double glazed window to front aspect, radiator, TV point.

BEDROOM 4

10' 7" x 10' 10" (3.237m x 3.311m) With Upvc double glazed window to front aspect, radiator, TV point.

FAMILY BATHROOM

10' 7" x 7' 5" (3.236m x 2.270m) Comprising of bath, shower cubicle, wc and vanity wash hand basin, Upvc double glazed window to side aspect, tiled walls, extractor fan, towel rail radiator.

ATTACHED GARAGE 19' 3" x 16' 5" (5.86m x 5m)

AGENT'S NOTE:

As the property is a new build, the sales particulars will be amended accordingly during the build and the particulars have been prepared in good faith from the initial architects plans.

OUTSIDE:

The property stands upon a good sized plot with driveway to front and path to side leading to the attractive south facing rear garden with views over open countryside, patio area and outside lights.

TENURE & POSSESSION:

The property is Freehold with vacant possession upon completion.

SERVICES:

We understand that mains electricity, water and drainage are connected to the property. There will be a propane gas fired heating system installed at the property.

VIEWING:

Viewing is strictly by appointment through the Skegness office. Our properties are available online at: www.willsons-property.co.uk, www.rightmove.co.uk or www.onthemarket.com.

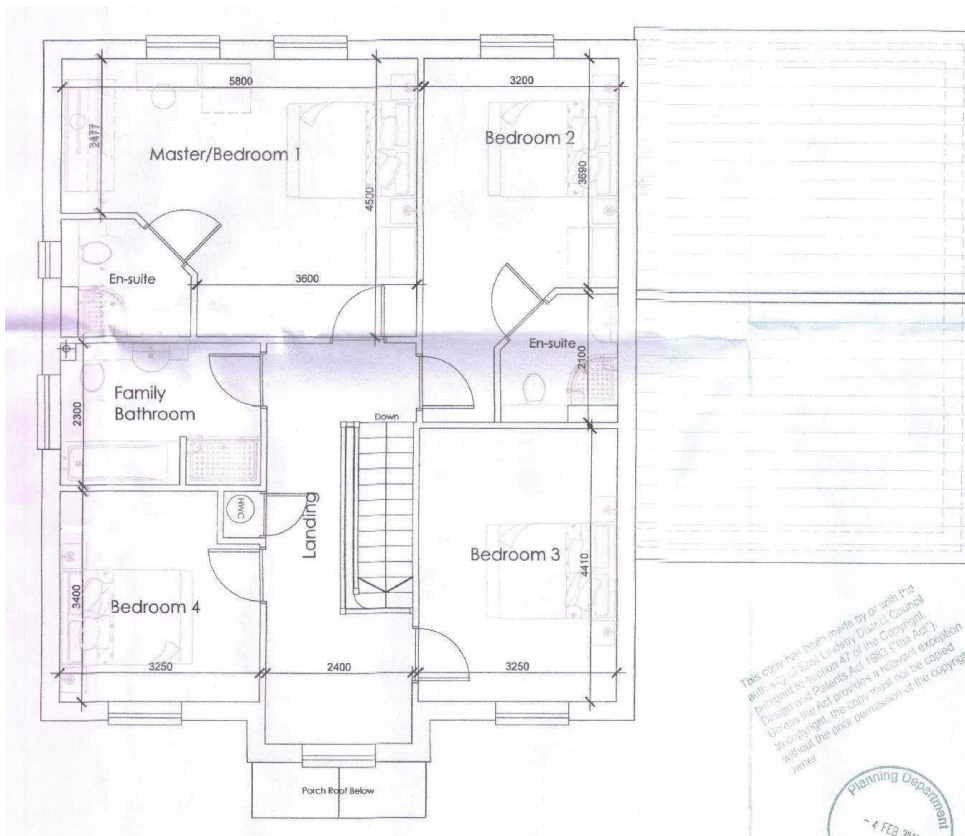
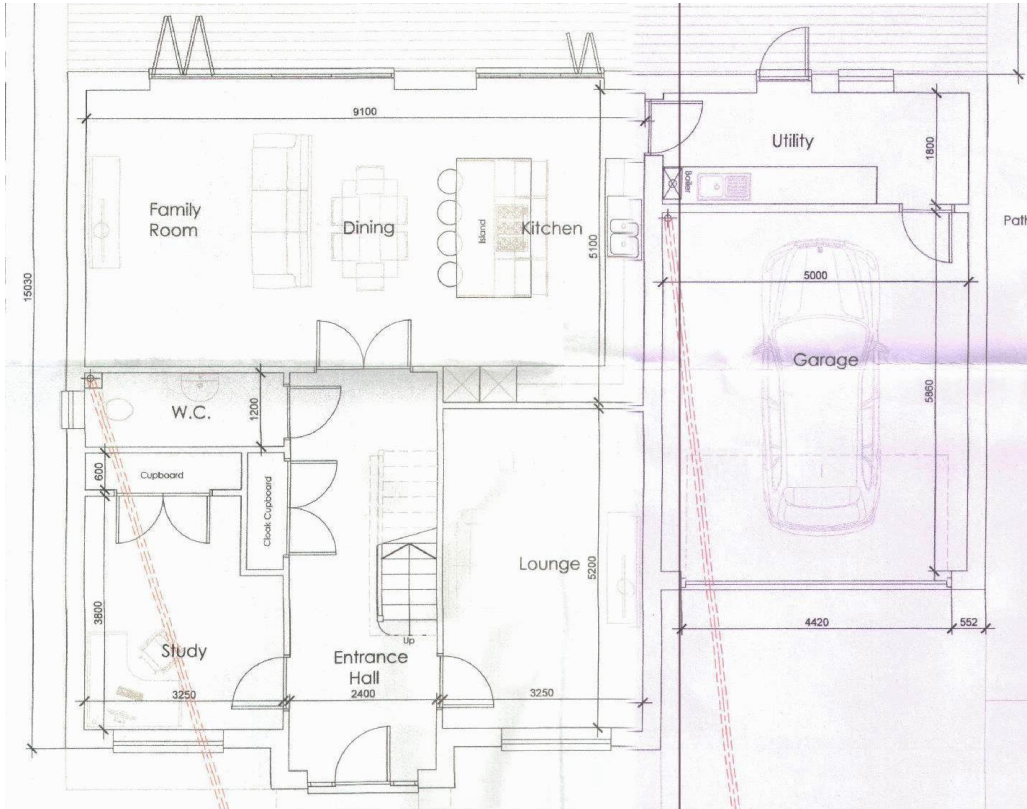
DIRECTIONS:

Proceed out of Skegness on the A158 to Burgh le Marsh, at the roundabout turn left and continue through the centre of Burgh le Marsh and the property can be found on the left hand side after the petrol station.



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.



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Planning Department
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