

83 Station Road & 2 Building Plots,
BURGH LE MARSH
£470,000 as a whole
or available in 2 lots

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PROPERTY PROFESSIONALS



- Lot 1 - £260,000 - 3 bedroom detached house
- Lounge, Dining Room, Conservatory
- Kitchen, Utility, Attached Store
- Double glazing, electric storage heating
- Driveway providing parking for several vehicles
- Lot 2 - £210,000 - Building plots
- With Outline Planning Permission for 2 dwellings
- Edge of the market town of Burgh Le Marsh
- No onward chain
- Available as a whole - £470,000

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West Vale, 83 Station Road & 2 Building Plots Burgh Le Marsh, Skegness Lincolnshire, PE24 5EW

"AGENT COMMENT"

3 bedroom detached house and 2 building plots with outline planning permission, for sale as a whole or in 2 lots.

Lot 1 - A spacious detached 3 bedroom house briefly comprising Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Porch, Ground floor W.C., and family bathroom to the first floor. Established gardens with driveway providing parking for several vehicles, double glazing and electric storage heating.

Lot 2 - 2 building plots with outline planning permission for the erection of 2 dwellings.

No onward chain. Situated on the edge of the Market town of Burgh Le Marsh on a bus route and close to the petrol station with convenience store.

"ABOUT THE AREA"

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including butchers, 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.

Lot 1 (green on plan)

3 bedroom detached house and gardens

Accommodation:

Access is gained through a Upvc double glazed entrance door opening into the:-

Entrance Hall

With electric storage heater, stairs to first floor, telephone point.

Conservatory

15'8" x 12'9" max (4.8m x 3.91m max)

With Upvc double glazed windows and double doors opening into the garden, tiled floor, TV point, electric storage heater, ceiling light and fan, polycarbonate roof.

Lounge

14'8" x 12'11" plus bay (4.48m x 3.94m plus bay)

With double glazed bow window and further double glazed window, fireplace with electric fire, TV point, electric storage heater.

Dining Room

15'2" x 12'11" (4.64m x 3.96m)

With electric storage heater, double glazed window, internal window, fireplace with electric fire inset and shelves.

Kitchen

12'11" x 6'6" (3.96m x 1.99m)

With range of wall and base units, electric cooker point with extractor hood over, worksurfaces with stainless steel single drainer sink with mixer tap, appliance space, Crown wall mounted electric heater, double glazed window.

Inner Porch

9'2" x 4'10" (2.8m x 1.48m)

With tiled floor, built-in cupboard, door to:-

Utility Room

11'8" x 8'0" (3.56m x 2.44m)

With wall and base units, worksurface, space and plumbing for washing machine, Belfast sink, tiled floor, double glazed window.

Entrance Porch

15'1" x 8'7" (4.6m x 2.64m)

With tiled floor.

WC

With high-level wc and tiled floor.

Attached Store

11'6" min x 8'1" (3.51m min x 2.47m)

With external door, power and light connected.

First Floor



Landing

With double glazed window, loft access.

Bathroom

12'11" max x 6'11" max (3.96m max x 2.11m max)

Being 'L' shaped with a coloured suite comprising pedestal wash hand basin, wc, bath with Triton electric shower over, shaver point, part tiled walls, Dimplex wall mounted heater, double glazed window, airing cupboard housing hot water cylinder with immersion heater, tiled floor.

Bedroom 1

14'8" x 12'10" (4.48m x 3.92m)

With electric storage heater, 2 double glazed windows, 4 door fitted wardrobe.

Bedroom 2

12'11" x 10'11" (3.94m x 3.33m)

With electric storage heater, double glazed window, 3 door fitted wardrobe.

Bedroom 3

10'8" x 9'7" max in chimney recess (3.27m x 2.93m max in chimney recess)

With electric storage heater, double glazed window.

Exterior:

The property has a driveway to the side providing parking, there are lawns to front, side and rear with flower and shrub borders.

Services:

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

Council Tax

The property is in Council Tax Band 'B'

Energy Performance Certificate:

The property has an energy rating of . The full report is available from the Agents or by visiting www.epcregister.com Reference Number:

Lot 2 (blue on plan)

Building Plots

The land to the rear of 83 Station Road as coloured blue on the attached plan with outline planning permission for the erection of 2 dwellings with means of access to be considered granted by East Lindsey District Council on 8th October, 2020 and valid for 4 years. Planning number S/023/01250/20. Further information can be obtained from the Agents or on the East Lindsey District Council Planning Portal.



Outbuildings:-

The site is currently grass and has a range of outbuildings comprising:

Garage

15'3" x 13'8" (4.67m x 4.19m)

Being brick and tiled with electric roller door, stable door to side, light and power connected.

Workshop

14'2" x 13'8" (4.32m x 4.19m)

With stable door, window, light and power connected.

Store Room

13'8" x 13'8" (4.17m x 4.18m)

With stable door, window, light and power connected.

Access

Access is gained down a strip of land to the west of No 83. Please note that there is a right of way over this access to the meadow to the rear of the neighbouring properties.

Services

It is understood that mains water, electricity and drainage are available locally and purchasers are to make their own enquiries in relation to obtaining connections independently of no 83.

Tenure & Possession:

The property is Freehold with vacant possession upon completion.

Local Authority:

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Directions:

To find the property 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, the property can be found on the left hand side shortly after the petrol station.

Viewing:

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

For Enquiry or Viewing please contact our
Skegness Office

01754 896100



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.

