



Avondale, 40 Station Road, Burgh Le Marsh,  
Skegness, Lincs, PE24 5EL



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£220,000

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## Key Features

- NO CHAIN
- GOOD SIZE
- AMPLE PARKING
- 18' LOUNGE, 18' KITCHEN DINER
- SIDE PORCH & UTILITY
- SHOWER ROOM
- FRONT & REAR GARDENS
- LOTS OF POTENTIAL
- EPC RATING E
- FREEHOLD





**NO CHAIN.** A good sized 3 bedroom detached bungalow situated in the popular village of Burgh Le Marsh with open farmland views to the side and rear. The accommodation comprises Enclosed Porch, Entrance Hall, 18' Lounge, 18' Kitchen Diner, Side Porch and Utility, Shower Room and 3 Bedrooms. There are lawned gardens to the front and rear, ample parking and a Garage. Must be viewed to appreciate the potential this bungalow has to offer. EPC Rating E



### ACCOMMODATION

Entrance is on the front elevation via a door to:

### PORCH

With inner door to the:-

### ENTRANCE HALL

With electric storage heater, access to roof space with pull down ladder and being part boarded.

### LOUNGE

4.54m x 3.8m (14'11" x 12'6")

With walk in pvc bay window to the front elevation, further pvc window to the side elevation, electric storage heater, tiled open fireplace.

### DINING KITCHEN

5.54m x 3.37m (18'2" x 11'1")

With base and wall units, worksurfaces with tiled splashbacks, sink unit with mixer tap over, electric oven with extractor hood above, dishwasher, tiled floor to the kitchen area, pvc window and wooden door to the Side Porch. To the dining area is a wooden fireplace surround with electric storage heater, further pvc window to the side elevation.



### SIDE PORCH

With doors to the front and rear elevations, door to UTILITY ROOM.

### SHOWER ROOM

With shower enclosure with Triton electric shower, W.C, hand basin, 2 built in cupboards, heated towel radiator, wet wall panelling, tiled floor, opaque pvc window to the rear elevation.

### BEDROOM 1

3.8m x 3.03m (12'6" x 9'11")

With pvc window to the front elevation, concealed fireplace.

### BEDROOM 2

3.33m x 2.74m (10'11" x 9'0")

With pvc window to the rear elevation, electric storage heater.

### BEDROOM 3

3.34m x 1.97m (11'0" x 6'6")

With pvc window to the side elevation.

### OUTSIDE

To the front is a lawned garden with shrub borders and perimeter hedging. Concrete and gravelled hardstanding provides ample parking.

Wooden double gates open onto an inner driveway which provides additional parking and access to the:-

### GARAGE

5.69m x 2.86m (18'8" x 9'5")

With wooden double doors.

The rear garden includes a lawn, concreted seating areas, paved paths, timber garden shed and a further garden area to the rear with apple tree and cultivated borders, Greenhouse.

## TENURE

Freehold

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via a electric storage heaters.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2025/26 - £1,718.31

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

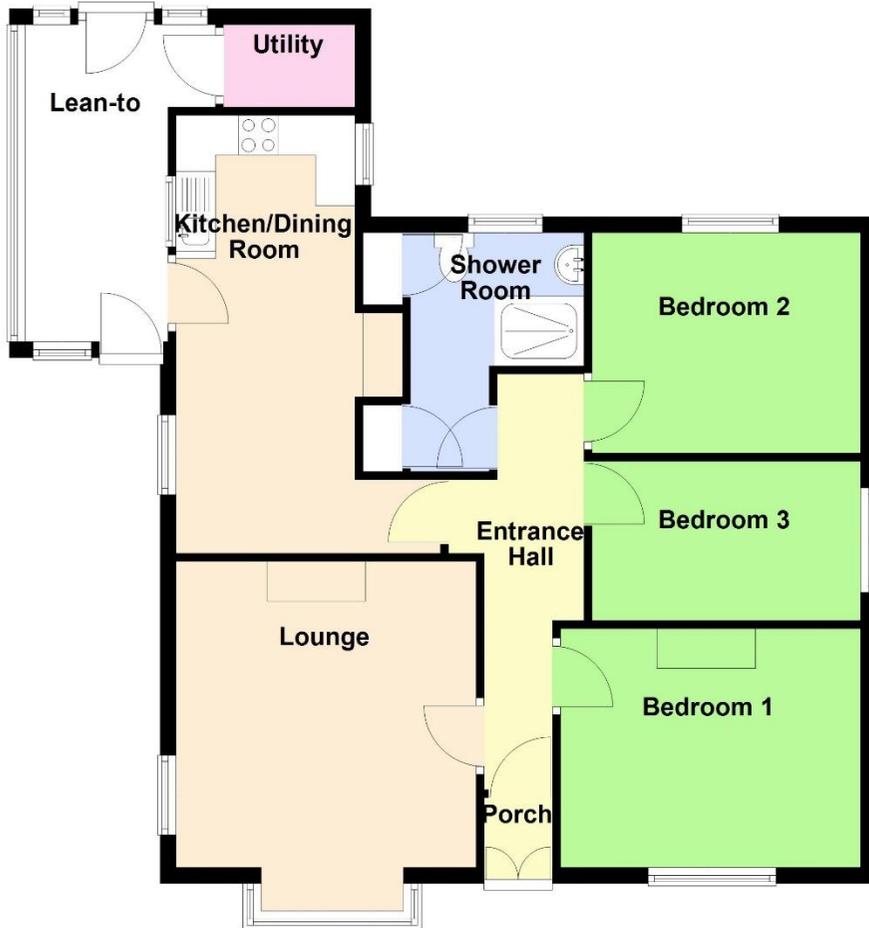




# Floorplan

## Ground Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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