



 **NEWTON**
FALLOWELL

26 Station Road, Burgh Le Marsh – PE24 5EL
Starting Bid £290,000

26 Station Road

Burgh Le Marsh, Skegness

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000. For Sale with no onward chain. An excellent opportunity to purchase a 6 Bedroom Period Property in need of refurbishment. Situated in a sought after market town, the property is set in large mature grounds with a range of brick outbuildings, Garage and drive providing ample parking. The accommodation briefly comprises three spacious Reception Rooms, Kitchen with Aga, Utility, Bootroom & Cloakroom. There are 6 good sized Bedrooms to the first floor with two Bathrooms. The property is being sold with the benefit of full Planning Permission for a detached house to the western garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





ENTRANCE PORCH

5' 0" x 4' 0" (1.52m x 1.22m)

With entrance door, 2 leaded stained glass windows and a pair of single glazed doors opening to the:-

HALLWAY

With exposed beams, 2 radiators, stairs to the first floor with storage cupboard under, further doors to the side and rear elevations.

SITTING ROOM

16' 0" x 133' 1" (4.88m x 40.57m)

With leaded glazed window to the front elevation, leaded glazed french doors with side screens opening onto the side garden, open fireplace with brick surround and tiled hearth, built in cupboard.

LOUNGE

15' 6" x 13' 6" (4.72m x 4.11m)

With leaded glazed windows to the front and side elevations, radiator, exposed beam to ceiling, open fireplace with brick surround and tiled hearth.

DINING ROOM

14' 8" x 13' 7" (4.47m x 4.14m)

With 3 windows to the side elevation, exposed beams to ceiling, inglenook fireplace with wood burning stove, door to:-

KITCHEN

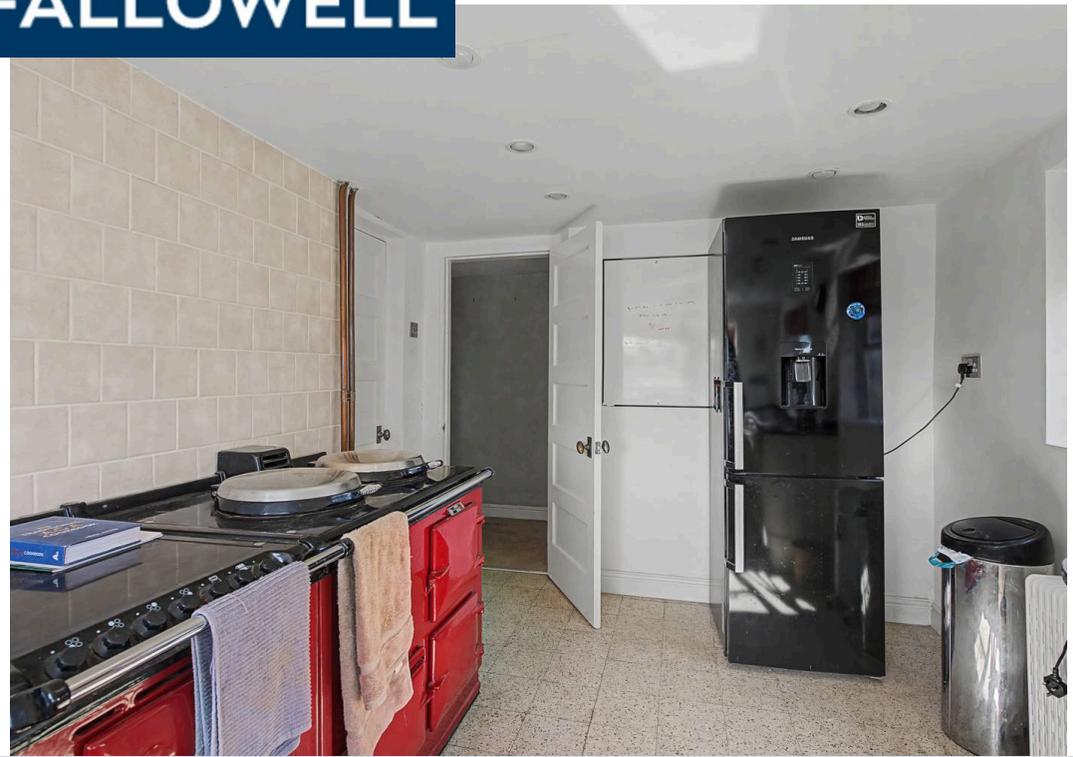
13' 8" x 8' 6" (4.17m x 2.59m)

Fitted with a range of base units with granite worksurfaces over and matching upstands, inset belfast style sink with mixer tap over, dual fuel Aga cooking range (for cooking and domestic hot water), recessed store cupboard with shelving, windows to the side and rear elevations.





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REAR PORCH

With tiled floor, windows to the side and rear elevations, door to the side elevation.

UTILITY ROOM

11' 4" x 7' 3" (3.45m x 2.21m)

With base units with inset double bowl sink unit and mixer tap above, belfast style sink unit, plumbing for washing machine, Camray oil fired central heating boiler, window to the side elevation.

BOOT ROOM

11' 6" x 8' 1" (3.51m x 2.46m)

With window to the side elevation.

CLOAKROOM

11' 8" x 6' 1" (3.56m x 1.85m)

With hand basin, radiator, separate area with W.C, half tiled walls, windows to the side elevation.

FIRST FLOOR GALLERIED LANDING

With window to the rear elevation, built in double doored airing cupboard housing the hot water cylinder, radiator.

BEDROOM 1

16' 6" x 14' 8" (5.03m x 4.47m)

With windows to the front and side elevations, recessed overstairs cupboard, radiator.

BEDROOM 2

16' 1" x 15' 0" (4.90m x 4.57m)

With windows to the front and side elevations, recessed overstairs cupboard, radiator.

BEDROOM 3

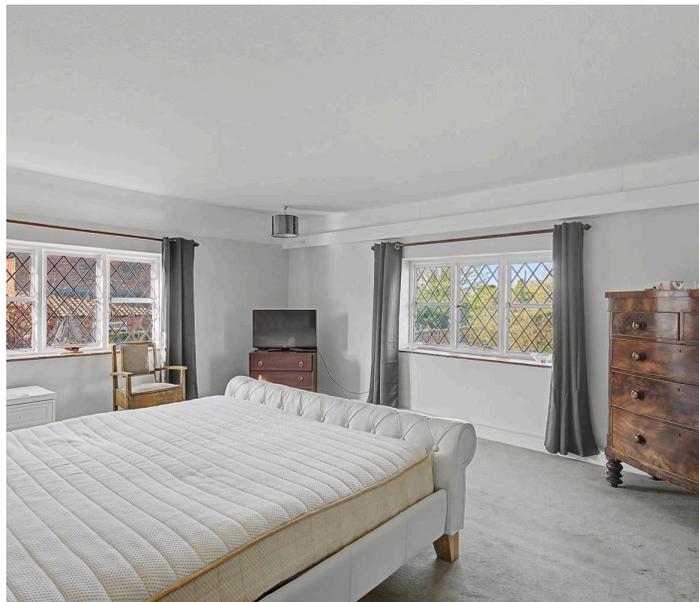
14' 5" x 10' 8" (4.39m x 3.25m)

With window to the side elevation, built in cupboard, radiator..

BEDROOM 4

14' 0" x 8' 5" (4.27m x 2.57m)

With window to the side elevation, built in cupboard, radiator.







BEDROOM 5

14' 1" x 8' 9" (4.29m x 2.67m)

With window to the side elevation, radiator.

SHOWER ROOM

11' 6" x 7' 2" (3.51m x 2.18m)

With tiled shower enclosure, pedestal hand basin, W.C, window to the side elevation, radiator.

BATHROOM

11' 7" x 6' 2" (3.53m x 1.88m)

With panelled bath with shower over, pedestal hand basin, radiator, window to the side elevation.

BEDROOM 6

11' 7" x 8' 1" (3.53m x 2.46m)

With window to the side elevation, built in cupboard, radiator.

OUTSIDE

The property is bordered by a low brick wall with a wrought iron hand gate leading to the front door. A drive to the side provides ample parking and leading to a range of OUTBUILDINGS as follows:-

GARAGE

19' 0" x 18' 7" (5.79m x 5.66m)

maximum. With wooden double doors, light and power connected.

STORE 1

9' 8" x 4' 0" (2.95m x 1.22m)

With light.

STORE 2

10' 5" x 9' 10" (3.18m x 3.00m)

With steps up leading to a mezzanine storage area.

STORE 3

10' 5" x 9' 10" (3.18m x 3.00m)



GARDENS

Set in beautiful lawned grounds of approximately 0.45 acres (subject to site measurements) with mature trees, shrubs and several wooden garden Stores, oil tank. To Garden to the western side of the House has Planning Permission for the erection of a Detached House. (Application Number S/023/00489/24 - dated 06.06.2024)

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band - 2025/26 - £2209.26

VIEWING

By prior appointment with Newton Fallowell office in Skegness.





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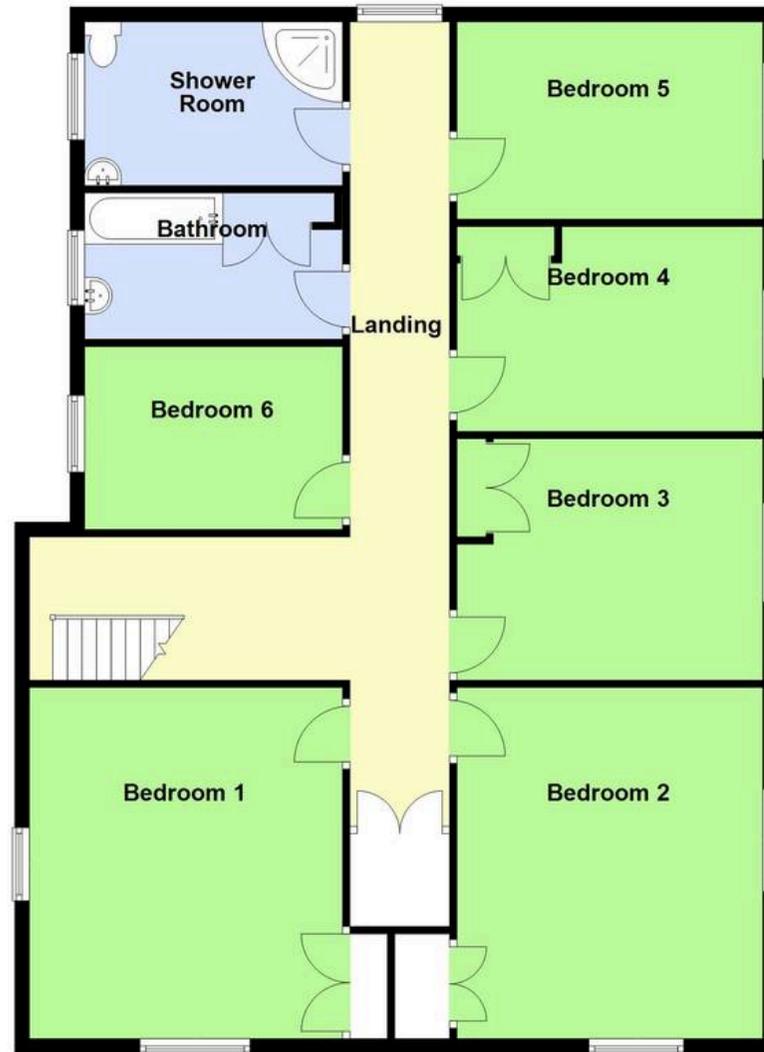
Ground Floor

Approx. 141.0 sq. metres (1517.4 sq. feet)



First Floor

Approx. 134.6 sq. metres (1449.1 sq. feet)



AUCTIONEER COMMENTS

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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Newton Fallowell Estate Agents

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