

91 Station Road
BURGH LE MARSH

£449,950

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- New Build Detached House
- Spacious, Well Designed Accommodation
- 4 Bedrooms (2 En-suite) & Family Bathroom
- Open Plan Kitchen, Dining area & Family Room
- Utility Room, Ground floor WC
- Attached Garage
- UPVC double glazing, LPG gas fired heating
- Good Sized Plot with open views to rear
- High Standard of specification

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91 Station Road
Burgh Le Marsh, Skegness
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 being built from timber frame construction with a brick outer skin and will have the benefit of Upvc double glazing, propane gas fired central heating system and an LABC warranty.

The property is anticipated to be completed by early 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.

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.

FRONT PORCH

Opening into:

SPACIOUS ENTRANCE HALL

With stairs to the first floor accommodation, double doors to cloaks cupboard.

LOUNGE

17' 1" x 10' 8" (5.2m x 3.25m) Window to front aspect.

STUDY

10' 8" x 12' 6" (3.25m x 3.8m) With built in double cupboard and window to front aspect.

WC

With wc and wash hand basin, window to side aspect.

KITCHEN, DINING & FAMILY ROOM

29' 10" x 16' 9" (9.1m x 5.1m) narrowing to 14' 9" (4.5m). Being open plan with range of wall and base units and worksurface, folding glazed doors and tilt and turn door opening into the rear garden. Door to:

UTILITY ROOM

16' 5" x 5' 11" (5m x 1.8m) With window and door to rear, access door to garage.

FIRST FLOOR

LANDING

With window to front aspect, Airing cupboard housing hot water cylinder.

MASTER BEDROOM

19' x 14' 9" (5.8m x 4.5m) narrowing to 8' 2" (2.48m). With 2 windows to the rear aspect, door to:-

EN-SUITE SHOWER ROOM

With shower cubicle, wc and wash hand basin, window to side aspect.

BEDROOM 2

12' 1" x 10' 6" (3.69m x 3.2m) With window to rear aspect, door to:-

EN-SUITE SHOWER ROOM

With shower cubicle, wc and wash hand basin.

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BEDROOM 3

14' 6" x 10' 8" (4.41m x 3.25m) With window to front aspect.

BEDROOM 4

11' 2" x 10' 8" (3.4m x 3.25m) With window to front aspect.

FAMILY BATHROOM

10' 8" x 7' 7" (3.25m x 2.3m) Bath, shower cubicle, wc and wash hand basin, window to side aspect.

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.

SPECIFICATION:

There will be a choice of tiles, floor coverings, kitchen unit door colours and worksurfaces within the developers specified range subject to the stage of building. If fittings are from a higher specification the difference will be required upfront.

OUTSIDE:

The property stands upon a good sized plot having attractive south facing rear garden with views over open countryside.

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.

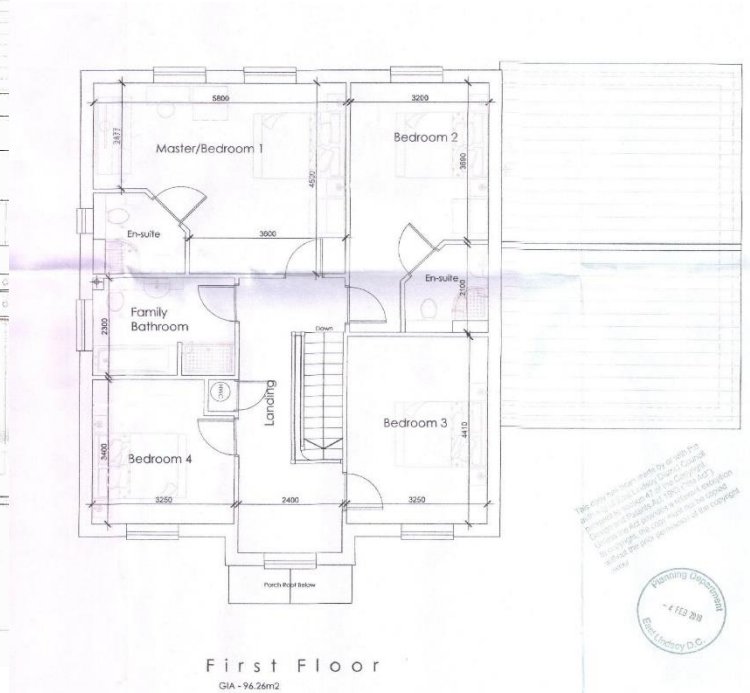
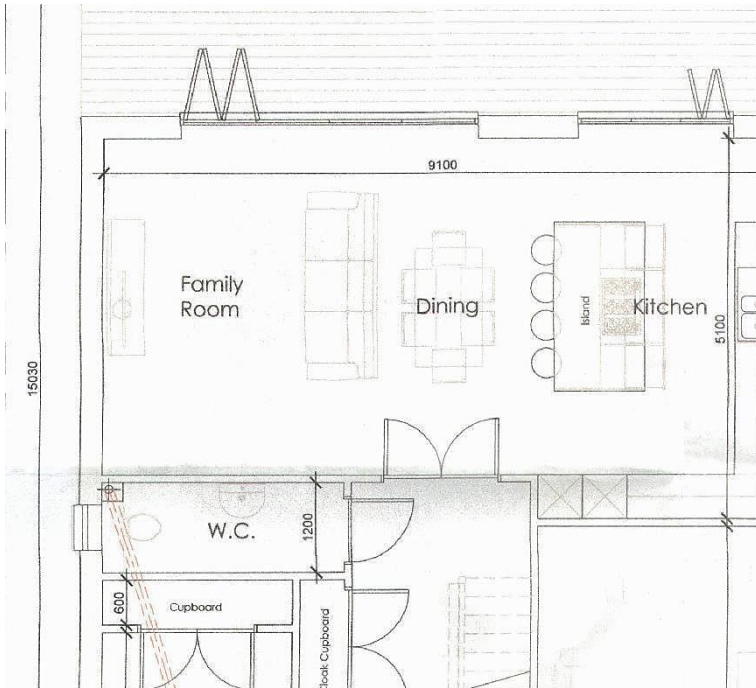
VIEWING:

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.

FLOORPLAN

Not to scale – For identification purposes only

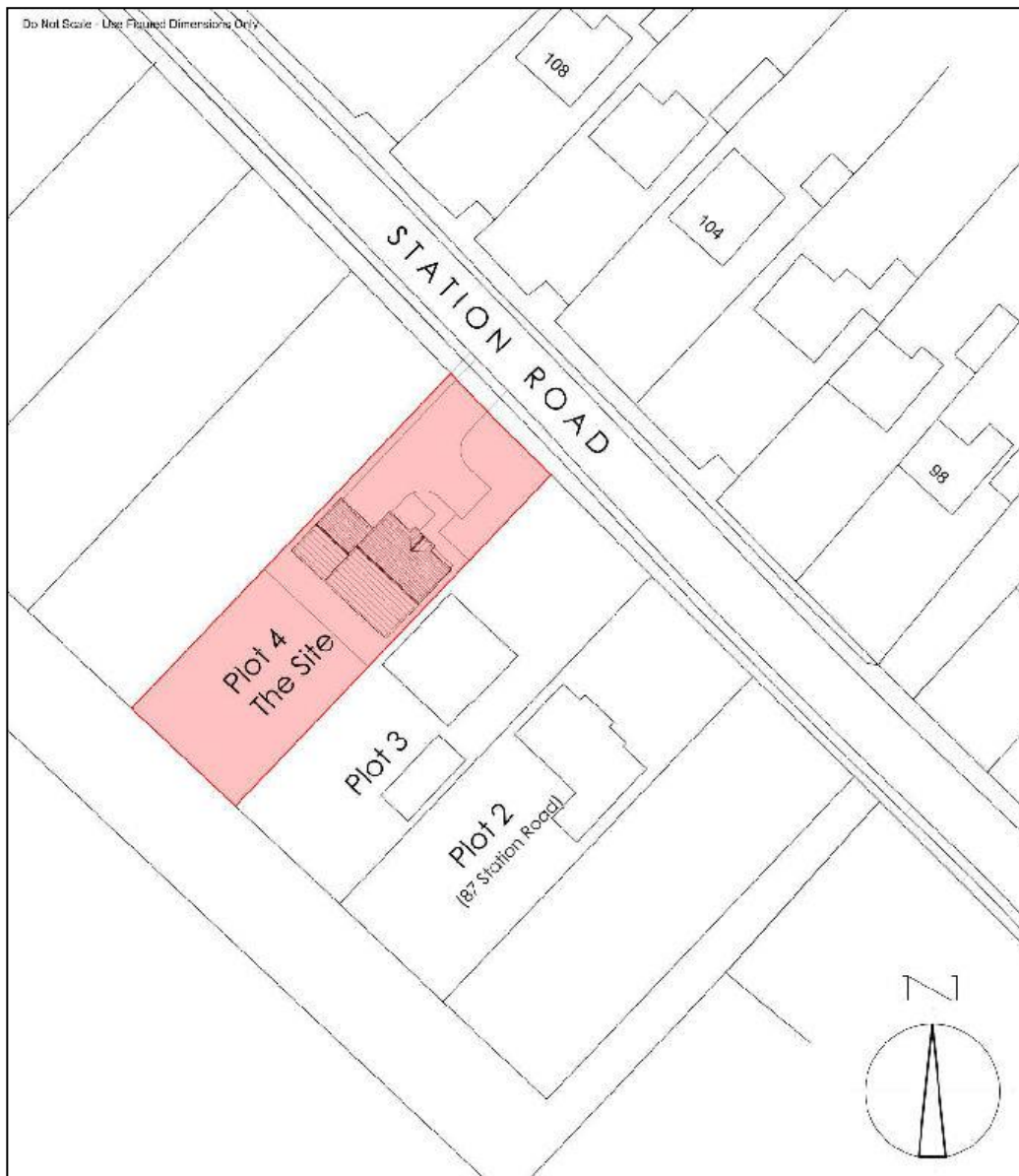
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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- **Letting & Property Management**
- **Valuations**
- **Auction Sales** *Furniture & Effects – Farm Machinery – Livestock – Property*



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.

