



# CHOICE PROPERTIES

*Estate Agents*

5 St. Peters Close,  
Skegness, PE24 5EH

Price £225,000



Choice Properties are delighted to present this immaculately maintained two-bedroom detached bungalow, ideally situated in a quiet cul-de-sac in the sought-after village of Burgh Le Marsh, with convenient access to local shops and public transport links.

The spacious and beautifully presented accommodation comprises an entrance hall, a comfortable lounge featuring a charming wood burner, a fitted kitchen, dining room, two generously sized double bedrooms, and a modern bathroom.

Additional benefits include double glazing, a gas central heating system, well-kept gardens to the front, side, and rear, a summer house, garage with electric door, and a driveway providing off-road parking. The property also benefits from solar panels, helping to reduce energy costs.

Early internal viewing is highly recommended to fully appreciate all this superb home has to offer.

Immaculately presented two bedroom detached bungalow with accommodation comprising :

### **Entrance Hall**

Built in storage cupboard housing combi boiler fitted in 2024, loft hatch, radiator.

### **Living Room**

Double glazed window to front, window shutters, feature wood burner, radiator.

### **Kitchen**

Double glazed window to side, window shutters, range of base units, Induction hob, one and half bowl inset sink with mixer tap and drainer, space and electrics for appliances, breakfast bar, radiator, opening to dining room.

### **Dining Room**

Double glazed window to rear, window shutters, loft hatch, double glazed door to side opening to garden, radiator.

### **Bathroom**

Obscure double glazed window to side, window shutters, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled walls, heated towel rail.

### **Bedroom 1**

Double glazed window to rear, window shutters, radiator.

### **Bedroom 2/ Study**

Double glazed window to front, window shutters.

### **Garden**

Garden to front, side and rear, lawned area, patio area, summer house, shed, wildlife pond, flowers, trees and shrubs, side access, outside tap.

### **Garage**

Electric roller door, power and light.

### **Driveway**

Leading to garage providing off road parking space. 2 Side access gates

### **Tenure**

Freehold.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

### **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Opening Hours**

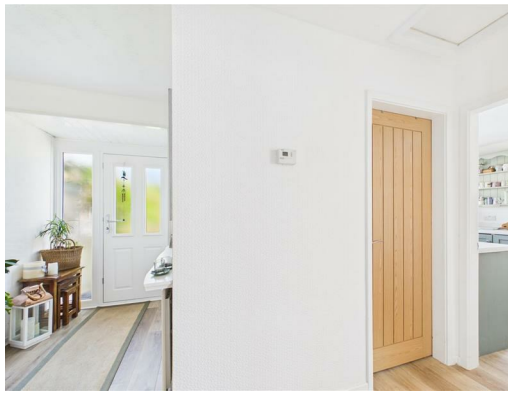
Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **Viewing Arrangements**

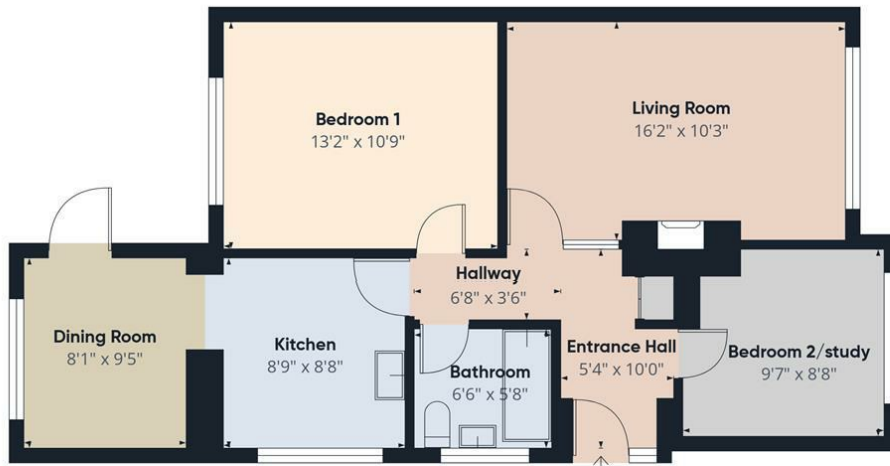
Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
840 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Please use the postcode of PE24 5EH.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-60) <b>D</b>			(55-60) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

