

Buy. Sell. Rent. Let.



2 West End, Burgh Le Marsh, PE24 5EA



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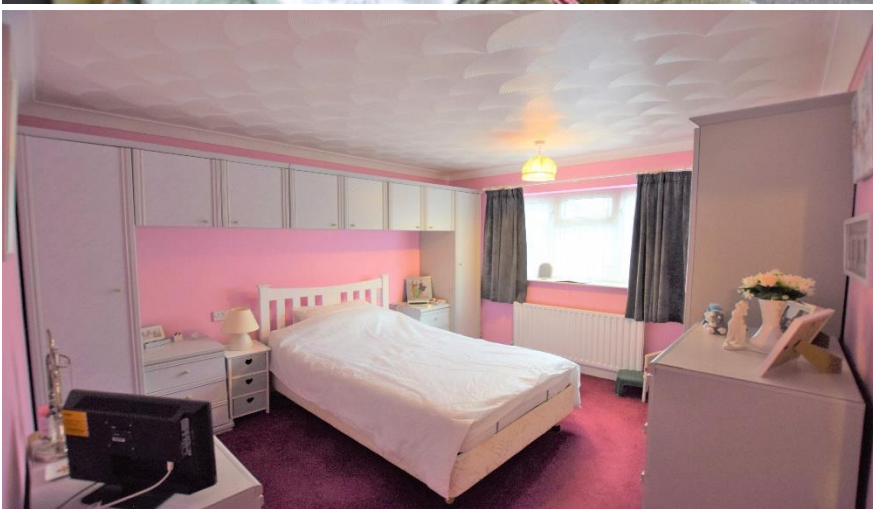


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Guide Price £170,000

When it comes to
property it must be


lovelle



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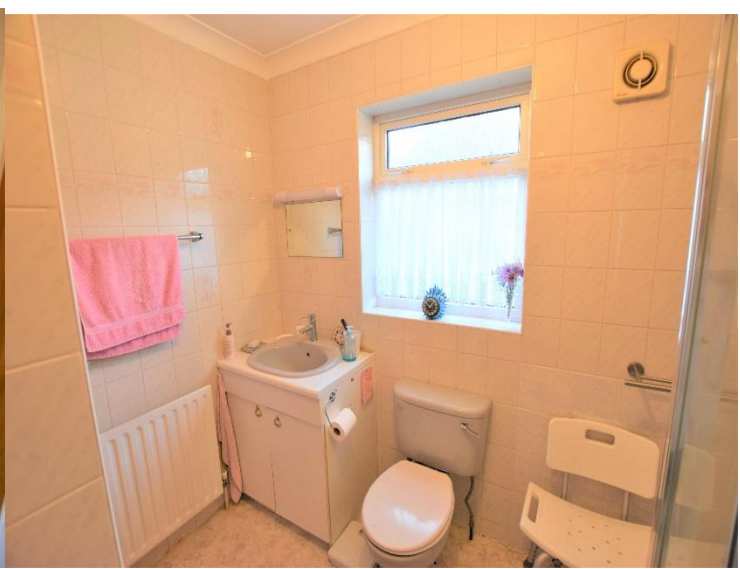
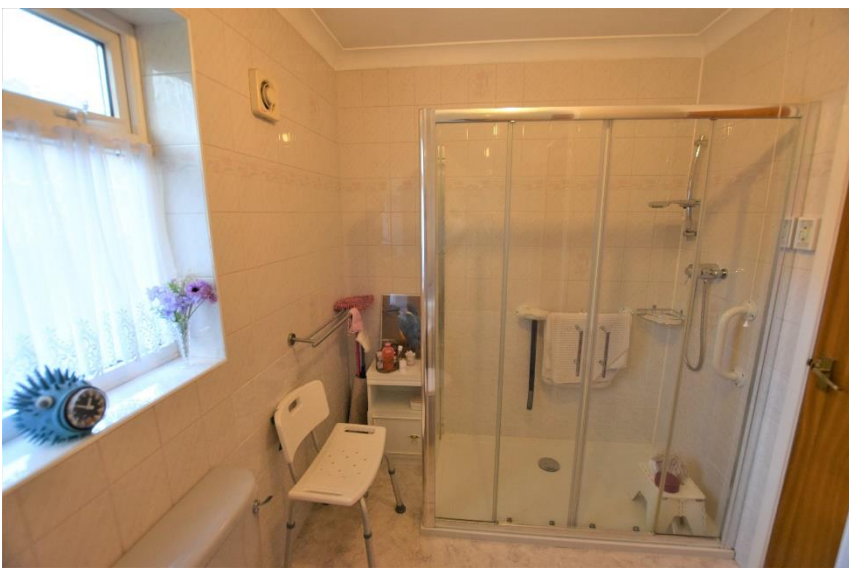


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

Sought after location, large driveway with NO ONWARD CHAIN! The accommodation comprises; hallway, two double bedrooms, lounge-diner, kitchen, box room/study and shower room with gas central heating and UPVC double glazing. There are gardens to the front and rear and in the agents opinion offer a good level of privacy as it is not overlooked. The extensive driveway and large garage offers plenty of parking/room for larger vehicles/caravans/campervans etc.

Key Features

- No Chain
- Detached Bungalow
- Sought After Location
- Large Driveway
- Two Double Bedrooms
- EPC Rating C
- Tenure: Freehold





Entrance

Upvc front door to;

Hallway

Radiator.

Bedroom One

3.63m x 3.35m (11.9ft x 11ft)

Upvc window to the side aspect, radiator.

Bedroom Two

2.67m x 3m (8.8ft x 9.8ft)

Upvc window to the rear aspect, radiator, electric box.

Study/Box Room

1.35m x 3.64m (4.4ft x 11.9ft)

Upvc window to the side aspect, radiator, loft access. In the agents opinion this room offers various uses; small study, storage room, conversion to utility room; conversion to an en-suite.

Shower Room

2.74m x 1.98m (9ft x 6.5ft)

Upvc window to the side aspect, walk in shower cubical with mixer tap shower, low level WC, sink inset into vanity, extractor fan, radiator, airing cupboard housing hot water tank.

Lounge Diner

3.64m x 5.16m (11.9ft x 16.9ft)

Upvc window to the front and side aspects, electric fire with brick surround. (Possibility of turning into full working fireplace or log burner), radiator.

Kitchen

2.73m x 2.98m (9ft x 9.8ft)

Upvc window to the front aspect, radiator, an array of base and wall cupboards with worksurface over, composite two bowl sink with mixer tap. Space for electric oven and washing machine, boiler.

Outside

Front garden is laid to lawn with flower bed boarders, enclosed by fencing to one side, a low level wall with gated access on the front. To the side of the property is a vegetable/fruit plot, summer house. To the side of No4a is a private driveway which leads to rear of this property the extensive driveway has space for numerous cars or larger vehicles such as caravans/campervans. This private driveway is owned by No2 and numbers 4a and Hunters Lodge have right of access over the driveway. No2 has sole responsibility for maintenance.

Garage

5.3m x 4.07m (17.4ft x 13.4ft)

With electric up and over door, window to the side aspect with personnel door, power and light.

Services

The property has mains water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located in a small, modern, development in the popular, well served village of Burgh Le Marsh. There are many amenities in the village including doctors, primary school, take-aways, pubs/restaurants, mini supermarket, Post Office and regular bus services and the town of Skegness is only four miles away.

Directions

From Skegness take the A158 Burgh Road out of town. At the round about, where sign posted turn left into Burgh Le Marsh onto Skegness Road, follow this road once you pass the church just around the bend bungalow can be found on the right hand side marked by our for sale board.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



When it comes to **property**
it must be


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