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White Ravens Youngers Lane, Burgh Le Marsh PE24 5JQ



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£340,000

When it comes to
property it must be


lovelle



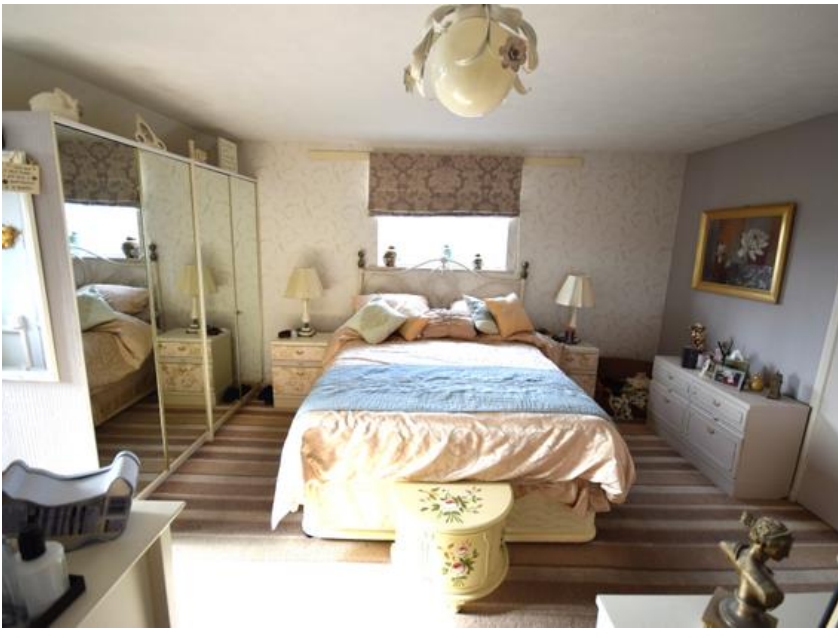
£340,000



Great size accommodation is fantastic semi-rural location with open field view but also only three miles from the town centre! The accommodation comprises; entrance porch, hallway, kitchen with utility room off, lounge, dining room, sitting room, sun room, downstairs bathroom and downstairs bedroom with master bedroom with en-suite bathroom and second double bedroom with en-suite wc to the first floor. The property has a good size plot with front and rear gardens, driveway for several cars and car port, oil central heating and UPVC double glazing.

Key Features

- Open Field Views
- Spacious Rooms
- Lounge & Sitting Room
- Kitchen & Utility Room
- Dining Room & Sunroom
- Driveway & Carport
- EPC rating D
- Tenure: Freehold





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Entrance Porch

Of UPVC construction with front entrance door and UPVC stable door to;

Hallway

With stairs to the first floor, cloaks storage cupboard, radiator, doors to;

Kitchen

4.34m x 3.01m (14.2ft x 9.9ft)

With UPVC windows to the front and side aspects, radiator, fitted base and wall cupboards with work surfaces over and integral breakfast bar, integrated electric oven and induction hob with extractor over, inset sink, doorway to;

Utility Room

3.01m x 1.58m (9.9ft x 5.2ft)

With UPVC window to the side aspect, fitted worksurface and cupboards, wash hand basin with space for American style fridge-freezer, washing machine and tumbler.

Lounge

6.05m x 4.27m (19.8ft x 14ft)

With UPVC patio doors to the front aspect, two UPVC featured arched windows to the side aspect, radiator, open fireplace (currently with electric fire) with brick surround.

Dining Room

4.91m x 2.98m (16.1ft x 9.8ft)

Spacious extended room with UPVC arched feature window, radiator, UPVC patio doors to;

Sunroom

3.4m x 1.14m (11.2ft x 3.7ft)

Of UPVC construction with stable door into the rear garden and door to;

Sitting Room

6.53m x 3.4m (21.4ft x 11.2ft)

With UPVC window to the front aspect, radiator, cupboard housing oil Worcester Bosch central heating boiler.

Downstairs Bathroom

3.04m x 1.95m (10ft x 6.4ft)

With UPVC window to the rear aspect, p-shaped bath with shower over and shower screen, low level wc, bidet, pedestal wash hand basin, radiator.

Downstairs Bedroom Three

2.86m x 2.73m (9.4ft x 9ft)

With UPVC window to the rear aspect, radiator.

Landing

With doors to;

Master Bedroom

5.95m x 3.59m (19.5ft x 11.8ft)

UPVC window to the front and side aspects, fitted wardrobes, radiator, door to;

En-Suite Bathroom

4.23m x 2.18m (13.9ft x 7.2ft)

Fitted with a roll top bath with mixer tap/shower attachment, pedestal wash hand basin, low level wc, fitted cupboard and radiator.

Second Bedroom

5.96m x 3.03m (19.6ft x 9.9ft)

With UPVC window to the front and side aspects, radiator, door to;

En-Suite WC

Fitted with low level wc and wash hand basin, access to the eaves storage.

Outside

There is a garden to the front mainly laid to lawn and driveway for several cars leading to a car port. Gated side access opens to the enclosed rear garden laid to lawn with covered seating area and storage shed.

Location

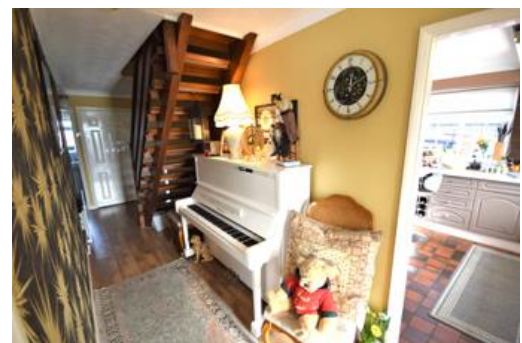
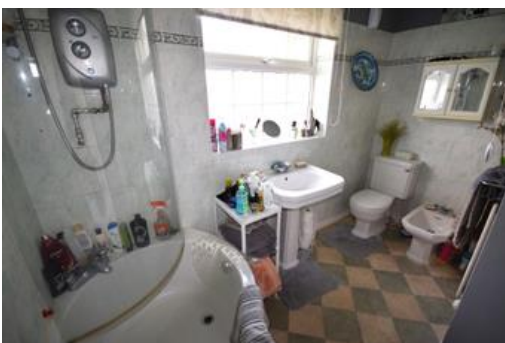
Fantastic country lane position offering a semi rural location and open field views but also only three miles to the town centre! It is also only 2.5 miles into the heart of Burgh le Marsh village where there are good local amenities including shops, pubs/restaurants, doctors and primary school.

Services

The property has oil central heating, private sewerage, mains water and electric. 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.

Directions

From our office on Roman Bank proceed to The Ship traffic lights and turn left onto Burgh Road. Proceed out of town going past Southview Leisure Park. Turn next right onto Middlemarsh Road (Cherry Lea on the corner).





Turn next left onto Youngers Lane and the property 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

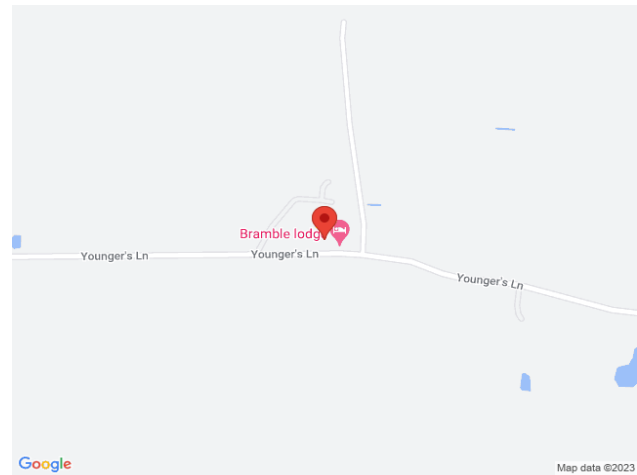
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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