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5 Church Street, Burgh Le Marsh, PE24 5LB



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£175,000

When it comes to
property it must be


lovelle



£175,000



For sale with no onward chain! Period property at the centre of this popular village with all its amenities close to hand. Accommodation comprises of lounge, kitchen diner, pantry, four bedrooms, bathroom and integral garage and enclosed rear garden.

Key Features

- End Terraced
- Four Bedrooms
- Garage
- Rear Garden
- EPC rating C
- Tenure: Freehold





Hall

UPVC front entrance door, stairs to first floor, understairs cupboard, UPVC window and wooden door to rear aspect. Doors to;

Lounge

3.99m x 2.62m (13.1ft x 8.6ft)

UPVC window to front aspect, radiator.

Kitchen/Diner

3.68m x 4.04m (12.1ft x 13.3ft)

With three UPVC windows, radiator, fitted base and wall cupboards, worksurface over, integrated electric oven and hob, extractor over, stainless steel sink, Ideal Central heating boiler, door to pantry and door to garage.

Landing

Velux skylight, storage cupboard, doors to;

Bedroom One

4.85m x 4.04m (15.9ft x 13.3ft)

UPVC window to the front and side aspects, radiator.

Bedroom Two

4.3m x 2.88m (14.1ft x 9.4ft)

UPVC window to front aspect, radiator.

Bedroom Three

3.09m x 2.11m (10.1ft x 6.9ft)

UPVC window to side aspect, radiator.

Bedroom Four

4.07m x 1.92m (13.4ft x 6.3ft)

UPVC window to rear aspect, radiator.

Bathroom

2.32m x 1.53m (7.6ft x 5.0ft)

UPVC window to rear aspect, pedestal handbasin, panelled bath, low level Wc, radiator.

Outside

Gated access to the side of the house opens to rear garden mainly laid to concrete with potential lawn area, currently a wild flower/nature garden, enclosed by fencing and walling.

Garage

2.85m x 4.75m (9.4ft x 15.6ft)

With door to kitchen, UPVC window to side aspect, garage roller door to front, internal stud wall, currently blocking the garage door.

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 on a small, no through road 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 on Skegness Road. Continue into the village before reaching the market square, Church street will be found on the left hand side opposite the Bell Pub where the property can be found on the left hand side.

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.

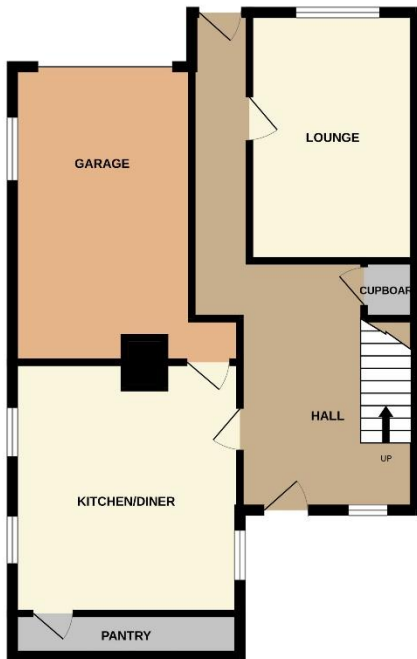
Energy Performance Information

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 Notes

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



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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