

Buy. Sell. Rent. Let.



39 Bishop Tozer Close, Burgh Le Marsh, PE24 5JF



£375,000

When it comes to  
property it must be

  
**lovelle**





£375,000

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### Key Features

- Double Garage
- Four Double Bedrooms
- Large Garden
- Fantastic Location
- Open Field Views
- NO ONWARD CHAIN
- EPC rating C
- Tenure: Freehold







For sale with NO ONWARD CHAIN! Immaculate four bedroom detached house with double garage and open field views. Accommodation comprises entrance hall, downstairs wc, lounge, study, 25' long kitchen-diner (with integrated appliances), utility room, with four double bedrooms, family bathroom and en-suite to the master, gas central heating and uPVC double glazing throughout. Outside the property boasts a much larger plot than you would expect, enclosed by walling and fencing mainly laid to lawn plus a large patio. There is also parking and a double garage with vehicular access through to a large insulated workshop and a garden shed.

### Hall

2.03m x 4.72m (6'8" x 15'6")

Entered via front door with stairs to the first floor and doors to;

### WC

0.97m x 1.68m (3'2" x 5'6")

With radiator, low level wc and wash hand basin.

### Study

2.41m x 2.97m (7'11" x 9'8")

with upvc window to the front aspect and radiator.

### Lounge

3.20m x 4.72m (10'6" x 15'6")

With upvc window to the front aspect, radiator and French doors to kitchen/diner.

### Kitchen Diner

7.85m x 2.84m (25'10" x 9'4")

With Upvc windows to the rear aspect and door onto patio, fitted with base and wall cupboards, inset sink, integrated double oven, integrated gas hob with extractor over, integrated dishwasher, radiator, French doors to the lounge, door to the hallway and door to utility room.

### Utility

2.41m x 1.65m (7'11" x 5'5")

With a composite back door, fitted base and wall cupboards with work surfaces and inset sink and space for a washing machine, tumble dryer and fridge-freezer.

### Landing

2.24m x 2.84m (7'4" x 9'4")

With storage cupboard also housing the hot water tank, loft access (with ladder and light), doors to;



## Bedroom One

3.20m x 4.22m (10'6" x 13'10")

Upvc window to the front aspect, radiator, fitted wardrobe, doors to;

## En Suite

1.83m x 2.00m (6'0" x 6'7")

With upvc window to the front aspect, ladder style radiator, tiled walls, shower enclosure, low level wc, wash hand basin inset into vanity unit.

## Bedroom Two

3.43m x 4.27m (11'4" x 14'0")

Upvc window to the front aspect, radiator, fitted wardrobe.

## Bedroom Three

2.87m x 3.35m (9'5" x 11'0")

Upvc window to the rear aspect, radiator.

## Bedroom Four

2.54m x 3.35m (8'4" x 11'0")

Upvc window to the rear aspect, radiator, fitted wardrobe.

## Bathroom

2.24m x 1.68m (7'4" x 5'6")

With upvc window to the rear aspect, panelled bath with shower over and shower screen, low level wc, pedestal wash hand basin, radiator, tiled walls.

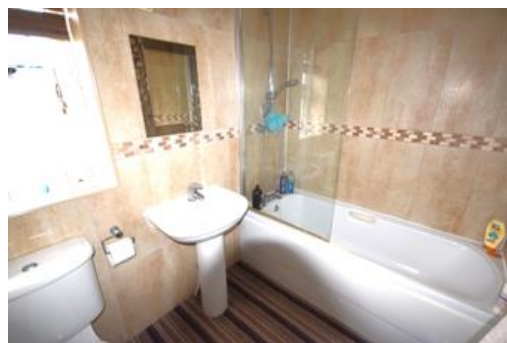
## Outside

To the front is a footpath and garden laid to lawn with hedging. Gated side access leads to the rear garden which is laid to large patio and lawned area with storage shed, enclosed by fencing, walling and hedging. There is also gated access to the driveway and double garage. To the rear of the garage is a large insulated workshop.

## Double Garage

5.60m x 5.23m (18'5" x 17'2")

With up and over door, personnel door to the rear garden, power and light, up and over garage door into;





### Workshop

5.23m x 4.45m (17'2" x 14'7")

Insulated timber workshop with power and light, personnel door into the rear garden.

### Location

Great position on the edge of this modern development with open field views. Very popular village location, well served with various shops, pubs, doctors and bus services.

### Directions

From Skegness take the A158 Burgh Road out, go past Southview and at the round about turn left as signposted into Burgh le Marsh onto Skegness Road. Turn right onto Ingoldmells Road (opposite the Bridge Chippy) and towards the end of the road proceed into Common Lane and then immediately left into Claremont Road. Continue and this proceeds into Bishop Tozer Close and bear right and it can be found on the right hand side.

### 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.

### 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

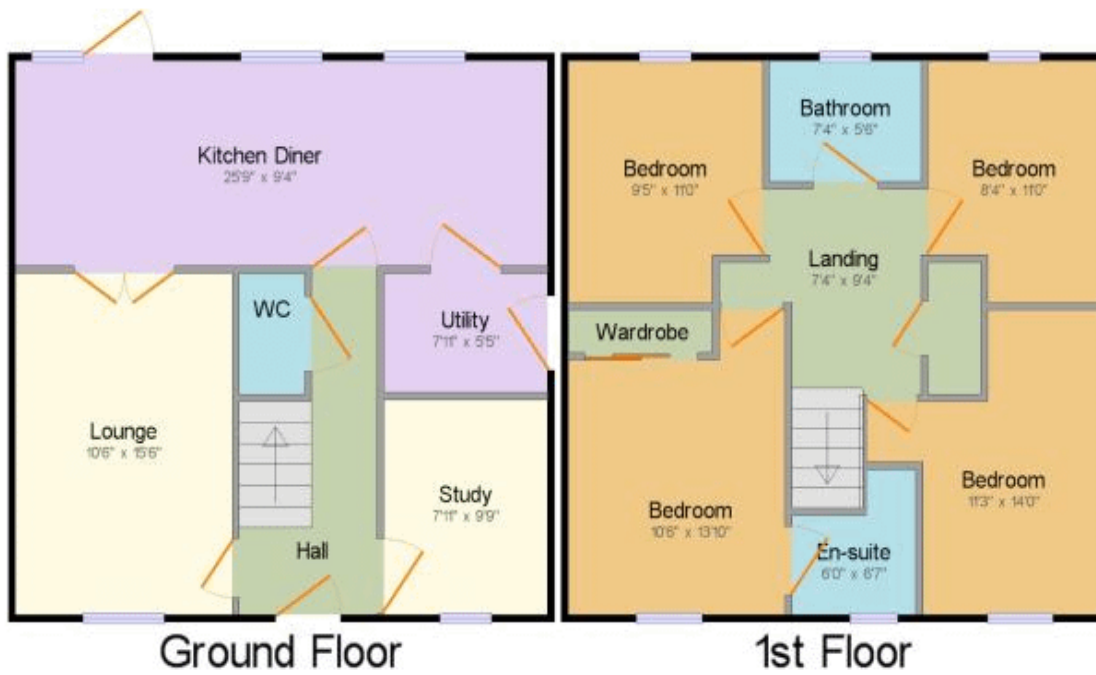
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

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.



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