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38 Holden Drive, Burgh Le Marsh, PE24 5LZ



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Offers Over £234,000

When it comes to  
property it must be

  
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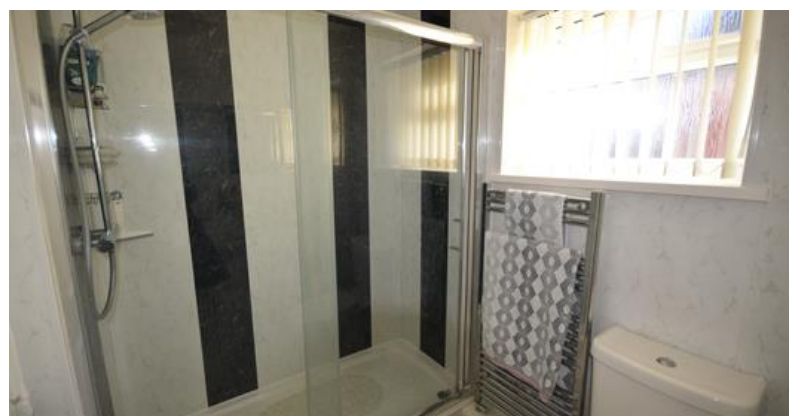
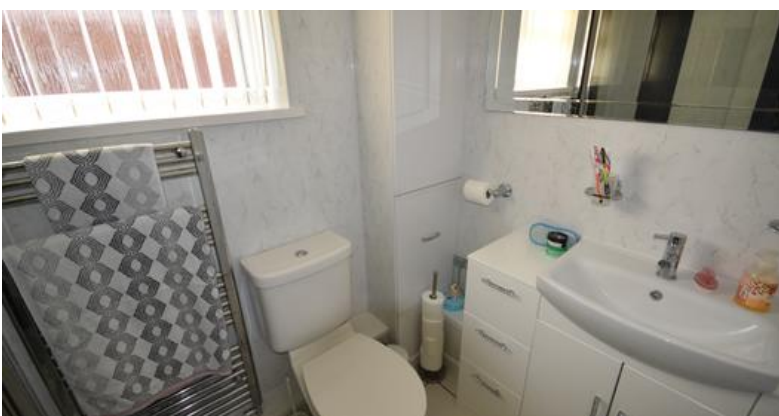
Offers Over £234,000



### Key Features

- Immaculate, Modernised Bungalow
- Popular Location
- Lovely Garden, Not Overlooked
- Two Double Bedrooms
- Re-Fitted Shower Room
- Beautiful Breakfast Kitchen
- EPC rating D
- Tenure: Freehold









Beautifully presented and modernised bungalow in very popular location! Conservatory which overlooks the lovely, good size rear, south-easterly facing garden! The accommodation comprises; porch, spacious hallway, two double bedrooms, modern shower room, lounge with French doors onto the rear garden, white gloss fitted breakfast kitchen opening to lovely conservatory over looking good size rear garden. The property has UPVC double glazing and gas central heating (new boiler January 2024). Driveway and gravelled frontage provides parking for several cars and garage.

### Entrance

UPVC doors open to porch and into the hallway having loft access with useful pull down ladder facility, radiator, cloaks cupboard, telephone point and doors leading to;

### Bedroom One

3.68m x 3.33m (12'1" x 10'11")

With UPVC window to the front aspect, radiator.

### Bedroom Two

2.92m x 2.69m (9'7" x 8'10")

With UPVC window to the front aspect, radiator.

### Shower Room

UPVC window to the side aspect, large shower enclosure, low level wc, wash hand basin inset into vanity unit with lots of storage, ladder style radiator, tiled floor, waterproof boarding to the walls.

### Lounge

5.51m x 3.56m (18'1" x 11'8")

With French doors and tall side panel windows opening to the rear garden, radiator, tv and telephone point, coving.

### Breakfast Kitchen

5.49m x 2.44m (18'0" x 8'0")

Fitted with a comprehensive range of white gloss wall, base & drawer units along with complementary worktops over & tiled splashbacks incorporating an inset sink with boiling water tap over, space for tall fridge-freezer, integrated microwave, freestanding gas cooker, radiator, fitted cupboard which houses the wall mounted gas central heating boiler (fitted January 2024) plus additional useful tall larder cupboard. UPVC windows to the side and rear elevations and a UPVC double glazed door which leads into the stunning rear;

### Conservatory

3.28m x 2.79m (10'9" x 9'2")

A stunning addition to the living area, being of brick and UPVC construction with a vaulted polycarbonate roof over & double glazed windows to three elevations allowing views over the immaculately presented rear garden, with double glazed French doors allowing access into the same. The Conservatory also benefits from a radiator enabling use all year round, thus proving to be a really practical area.

### Outside

To the front is a gravelled frontage providing additional car parking plus there is a concrete driveway leading to the garage. Gated access leads to the rear garden laid to decking, patio, lawn with raised beds plus timber storage shed.

### Garage

4.49m x 2.42m (14'8" x 7'11")

With electric roller door to the drive and personnel door to the rear garden, power and light, space and plumbing for the washing machine.

## Location

Great location in the popular, well served village of Burgh Le Marsh. Located in a quiet, residential area, this bungalow benefits from village amenities nearby including doctors, mini supermarket, bus services, bakers, butchers, several pubs/restaurants, take aways and primary school.

## Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout turn left where signposted to Burgh Le Marsh on Skegness Road. At the Bridge Chippy turn left, go past the Red Lion and right onto Holden Drive. Turn left onto Holden Drive and the property can be found on the left hand side.

## Services

The property has mains gas central heating, water, sewerage and electricity. 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.

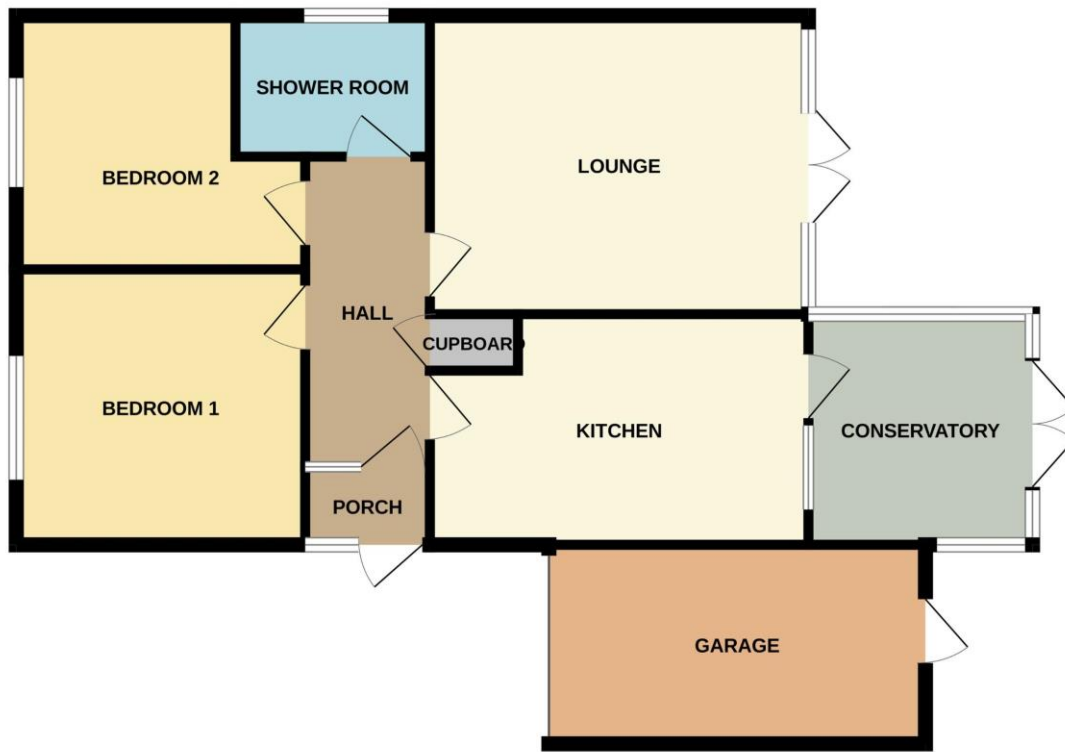
## Energy Performance Certificate

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.

GROUND FLOOR



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

  
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