

Buy. Sell. Rent. Let.



Wellington House, Station Road, Burgh Le Marsh, PE24 5E



5



3



2

£580,000

When it comes to
property it must be


lovelle



£580,000

 5  3  2

Key Features

- Impressive Newly Built House
- En-Suite to Master
- Five Bedrooms
- Double Garage
- Two Reception Room
- MVHR System
- EPC rating B
- Tenure: Freehold





NO ONWARD CHAIN!! Wellington House has been built to a fantastic quality finish throughout. The thoughtful design of this beautiful spacious home, built in 2019, offers an incredible house that is as energy efficient as it is stunning. Situated towards the edge of the village this property enjoys an open aspect to the rear, easy access to the A158 (Lincoln just 35miles away) coastal town of Skegness, just five miles away and Market Towns of Louth (18 miles), Horncastle (15 miles) and Boston (22 miles). Burgh le Marsh is a well served village with doctors, mini supermarkets, primary school, various other shops, pubs, take-aways, restaurants and bus services. The plot is a good size (0.29 acres) and has a high quality, large resin driveway with space for numerous cars (including room for larger vehicles/caravans/camper vans etc) plus spacious double garage. The rear garden has a large attractive limestone patio and lawned area overlooking open fields, a beautiful space to enjoy the wildlife of Lincolnshire, relax and enjoy socialising. The accommodation comprises; hallway, dining room, large lounge with bi-fold doors opening to the rear, large kitchen diner with superb fitted kitchen including quartz work surfaces and integrated appliances, boot/utility room, downstairs Wc, first floor family bathroom, master with full length feature window taking in the wonderful views, walk-in wardrobe and large En-suite bathroom, two further double bedrooms and to the second floor are two further bedrooms. Fantastic modern spec throughout and great EPC rating B helped by air source heat pump (three years remaining on RHI you received payments yearly of £880) to underfloor heating (to ground and first floor, each room has independent, programmable temperature control) triple glazed windows and doors and MVHR system.

Hall

Entered via front door, tiled wood effect flooring, bespoke pull out understairs storage and cupboard.

Living Room

7.57m x 6.22m (24'10" x 20'5")

Log burner, tiled wood effect flooring, bi-folding tilt and turn doors, floor to ceiling picture window and window the the side aspect.

Kitchen/Diner

6.82m x 3.93m (22'5" x 12'11")

Sash window to the front aspect, bi-fold doors to the rear aspect, fitted with a range of base and wall cupboards with Quartz composite worktops over, Smeg induction range cooker with re-circulation fan over, integrated dishwasher, integrated fridge, integrated freezer, pull out larder, corner pull out, stainless steel double sink with plumbed in water filter, limestone floor, spotlights, door to

Boot Room/Utility

2.21m x 1.41m (7'4" x 4'7")

With window and door to the rear aspect, limestone floor, cupboard housing washing machine and tumble dryer, door to;

Wc

1.73m x 1.41m (5'8" x 4'7")

With low level Wc, wash hand basin, limestone floor, window to the front aspect.

Dining Room

3.95m x 3.09m (13'0" x 10'1")

Sash windows to the front and side aspects, tiled wood effect floor.

Landing

Master Bedroom

3.95m x 3.54m (13'0" x 11'7")

With feature hip level window to side, floor to ceiling feature window with fitted blinds, wood tile effect floor, and vaulted ceiling.

Walk in Wardrobe

3.18m x 2.24m (10'5" x 7'4")

With tiled floor, hanging and drawers

En-suite

1.87m x 4.13m (6'1" x 13'6")

With sash window to the side aspect, bath, separate walk-in shower, low level Wc, wash hand basin, heated towel rail, tiled walls.

Bathroom

4.21m x 2.29m (13'10" x 7'6")

With sash window to the front aspect, freestanding bath, separate shower cubicle, low level Wc, wash hand basin, heated towel rail, tiled walls.

Bedroom Two

3.95m x 3.33m (13'0" x 10'11")

With window to the rear aspect.

Bedroom Three

3.95m x 3.33m (13'0" x 10'11")

With sash windows to the front aspect.

Second Floor

2.94m x 3.99m (9'7" x 13'1")

Bedroom Four/Craft Room

2.85m x 3.99m (9'5" x 13'1")

Cabrio Velux balcony window to rear aspect, access to eaves storage, radiator.

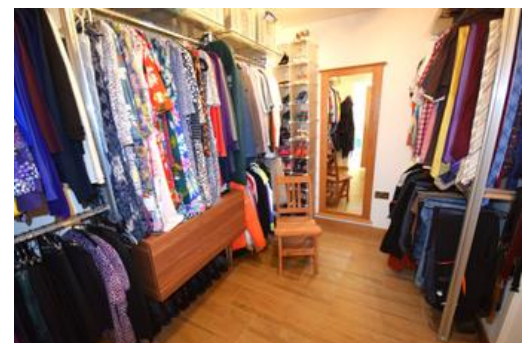
Bedroom Five/Office

3.19m x 2.94m (10'6" x 9'7")

With Velux window, radiator, access to eaves storage, door to;

Plant Room

Containing the water softener, hot water tank, MVHR system, BT router and network.





Double Garage

6.91m x 5.27m (22'8" x 17'4")

With two electric up and over doors, security steel door, window to the rear aspect.

Outside

To the front there is a resin drive leading to the garage, there is a lawned area with feature trees, enclosed by hedging to the front and side. To the rear is a limestone patio, lawn and bedded borders, two storage sheds and a greenhouse.

MVHR

(Mechanical Ventilation with Heat Recovery) - Whole house mechanical ventilation with heat recovery consists of two independent ducted airflows, each with its own fan. The extract fan extracts the stale humid air from the wet rooms (bathrooms, kitchen, utility, etc.) and passes it over a heat exchange matrix - where it recovers around 80 per cent of the heat from the stale air - before discharging it to the outside

1. A controlled ventilation system
2. Better air quality
3. Lower humidity and no condensation
4. Can be used to deliver heat throughout the house and eliminate the need for under floor heating or radiators
5. Homogenous atmosphere - similar temperatures throughout the house

Service

The property has mains water, sewerage and electricity. The property is eligible for RHI since 30/06/2020 and has 3 years outstanding receiving £880 yearly. 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, 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 and as you get to the roundabout turn left as sign posted into the village of Burgh Le Marsh onto Skegness Road. Follow the road into the centre and go past the market place (on your right) and church (on your left) continue along and the property will be found on the left hand side after the petrol station and is 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

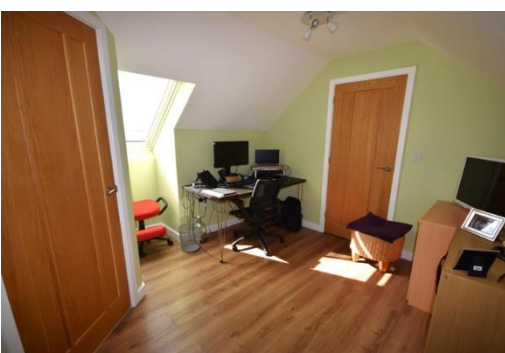
By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in 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.



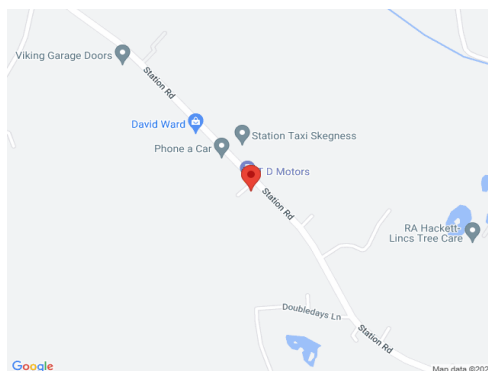


Energy Performance Certificate

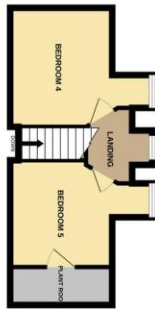
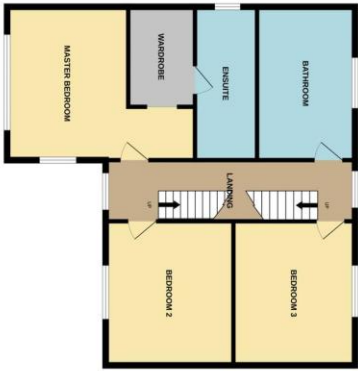
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements and floor plans are approximate and should not be relied upon for any specific purpose. The floor 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 condition is given.
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

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