

Buy. Sell. Rent. Let.



16 Brewery Street, Burgh Le Marsh, PE24 5LG



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2

£220,000

When it comes to  
property it must be

  
**lovelle**

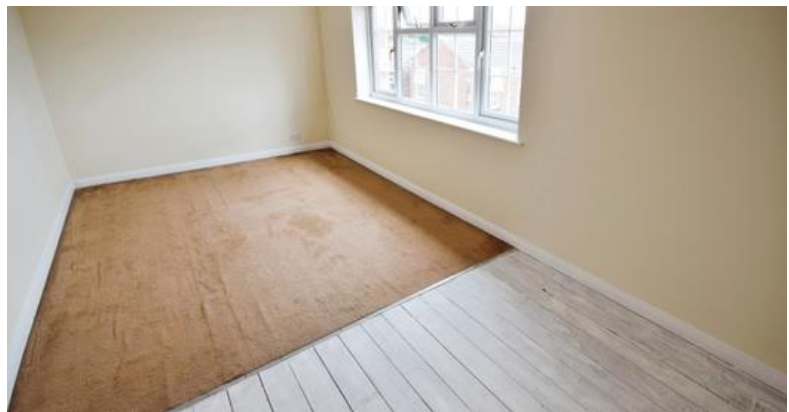


£220,000



### Key Features

- NO ONWARD CHAIN!
- DRIVEWAY & LARGE GARAGE
- Lounge
- Kitchen-Diner
- Conservatory
- Gas Central Heating
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great size town house with LARGE GARAGE (8m x 5m) in pleasant, popular, well served village! The accommodation comprises; lounge, kitchen-diner, conservatory, three bedrooms and bathroom with gas central heating and UPVC double glazing, enclosed rear garden, driveway and large garage. The property has been freshly decorated throughout and offers a lovely home convenient to the amenities which include; regular bus services, doctors, mini supermarket, various other shops, pubs/restaurants, take-aways, primary school and churches.

### Hall

Entered via front UPVC door with stairs to the first floor, door to;

### Lounge

4.12m x 4.87m (13'6" x 16'0")

With UPVC window to the front aspect, gas point if gas fire required, warm air vent, understairs storage cupboard, French doors to;

### Kitchen-Diner

2.30m x 5.16m (7'6" x 16'11")

With glass block window into the conservatory, fitted base and wall cupboards with work surfaces, inset stainless steel sink, freestanding gas cooker (new 2023), extractor over oven, space for washing machine, space for under counter fridge, larder style cupboards housing hot water tank and central heating boiler, open doorway to;

### Conservatory

4.65m x 3.23m (15'4" x 10'7")

With polycarbonate roof and UPVC windows and French doors to the rear garden, tiled floor, infra-red wall mounted heater.

### Landing

With doors to;

### Bedroom One

5.14m x 2.90m (16'11" x 9'6")

With UPVC window to the front aspect, warm air vent.

### Bedroom Two

2.92m x 2.43m (9'7" x 8'0")

With UPVC window to the rear aspect, warm air vent.

### Bedroom Three

2.61m x 2.92m (8'7" x 9'7")

With UPVC window to the rear aspect, warm air vent.

### Bathroom

1.87m x 1.84m (6'1" x 6'0")

Fitted with a new bath with mixer tap/shower attachment, low level wc, pedestal wash hand basin, waterproof wall panelling, warm air vent.

## Outside

To the front is a concrete driveway leading to the large garage. Steps and handrail lead to the front door. The rear garden is laid to lawn with planted shrub borders. Footpath to the rear (over which the neighbour, No. 14, has access) leads to a bin storage area and onto Church Hill.

## Garage

7.98m x 5.19m (26'2" x 17'0")

Very large space which subject to the necessary consents/planning could be converted to further living space if required. Currently used as a garage with concrete floor, single up and over door to the driveway, power and light, cold water tap, fuse box, gas and electric meters.

## Services

The property has main gas, mains 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.

## Location

Located in the heart of Burgh this house is convenient for the amenities which include; regular bus services, doctors, mini supermarket, various other shops, pubs/restaurants, take-aways, primary school and churches.

## Directions

From Skegness take the A158 Burgh Road out of town and at the roundabout turn left onto Skegness Road into the village. Brewery Street is off to the left hand side almost opposite the Market Place and the house is located on the right 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 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.

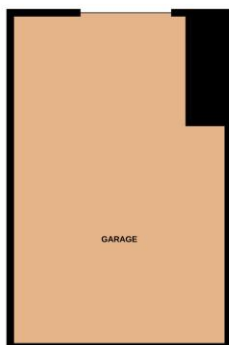
## Agents Notes

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.

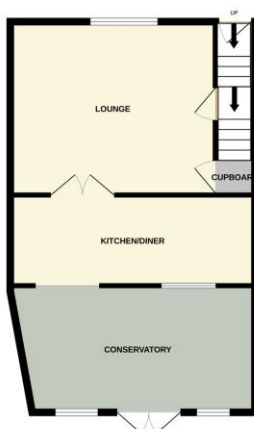


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

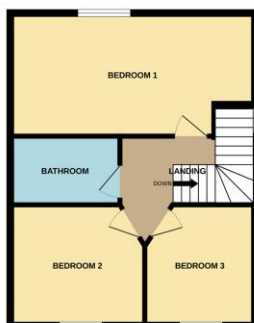
BASEMENT



GROUND FLOOR



1ST FLOOR



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



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