

Buy. Sell. Rent. Let.



Ash Barn, Hall Lane, Burgh Le Marsh, PE24 5AQ



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£400,000

When it comes to  
property it must be

  
**lovelle**



£400,000



### Key Features

- Lovely Elevated Position
- Spacious, Well Presented Accommodation
- Three Double Bedrooms
- Bathroom, En-Suite & Downstairs WC

- Beautiful Recently Re-fitted Kitchen & Utility Room
- Three Reception Rooms
- EPC rating C
- Tenure: Freehold





Lovely views from this wonderful dormer property in an elevated position in the popular village of Burgh le Marsh! Spacious home with block paved driveway/frontage with space to park numerous cars leading to integral garage. The accommodation comprises; spacious entrance hallway with attractive oak staircase, downstairs wc, lounge, snug/study, modern, re-fitted kitchen open to pleasant dining/sun room, utility room and to the first floor master bedroom with fitted wardrobe and en-suite shower room, two further double bedrooms and a family bathroom. The property has gas central heating and UPVC double glazing. Attractive gardens with field views.

### Hall

Entered via UPVC front door with attractive oak staircase to the first floor, understairs storage cupboard, radiator, spotlights, coving, doors to;

### Downstairs WC

With low level wc, wash hand basin, radiator, extractor fan.

### Lounge

5.44m x 4.42m (17'10" x 14'6")

With three UPVC windows, radiator, gas 'log burner' style fire, coving, door to;

### Snug/Study

3.45m x 3.00m (11'4" x 9'10")

UPVC window and French doors to the rear garden, radiator, coving.

### Kitchen

6.55m x 3.45m (21'6" x 11'4")

With UPVC window to the rear aspect, radiator, coving, spotlights, modern units (fitted December 2021) comprising base, wall, larder cupboards and drawers, work surfaces with inset 1 & 1/2 bowl sink and chefs tap, integrated electric double oven, integrated 5-ring gas hob with extractor fan over, integrated fridge, integrated slimline dishwasher, door to utility room and open to;

### Dining/Sun Room

4.24m x 3.15m (13'11" x 10'4")

With UPVC windows and French doors to the rear garden, radiator, coving, air conditioning unit.

### Utility Room

With UPVC window and door to the side aspect, radiator, units (fitted in 2022) comprised of base, wall and larder cupboards, work surfaces with inset stainless steel sink, space for washing machine and tumbler and a tall freezer, coving, door to garage.

### Landing

With access to loft (with light), radiator, airing cupboard, doors to;

### Bedroom One

5.56m x 3.33m (18'2" x 10'11")

With UPVC windows, radiator, air conditioning unit, fitted wardrobe, door to;

## En-Suite

3.33m x 2.01m (10'11" x 6'7")

(Max dimensions). With Velux window, radiator, double shower enclosure, free standing vanity units, pedestal wash hand basin, low level wc, extractor fan

## Bedroom Two

5.59m x 3.20m (18'4" x 10'6")

With UPVC window to the front aspect, radiator, door to;

## Box Room

3.22m x 1.15m (10'7" x 3'10")

Large walk-in store room with radiator.

## Bedroom Three

4.60m x 3.45m (15'1" x 11'4")

With UPVC window to the rear aspect, radiator, access to eaves.

## Family Bathroom

3.05m x 2.98m (10'0" x 9'10")

With UPVC window to the front aspect, pedestal wash hand basin, low level wc, separate bath and shower cubicle, tiled walls and floor, feature leaded and stained internal window to the landing, ladder style radiator, further radiator, extractor fan

## Outside

To the front double gates open to walled frontage which is mainly block paved to provide plenty of car parking plus attractive planted borders. Gated access leads to the side and rear gardens which are laid to lawn with planted borders and patio area, enclosed by fencing.

## Garage

5.41m x 3.00m (17'8" x 9'10")

With window, power and light, door to the driveway and personnel door into the utility room, central heating boiler.

## Location

Elevated position on Hall Lane in the popular, well served village of Burgh Le Marsh with views over paddocks. Amenities in the village include regular bus services, doctors, primary school, mini supermarket, various other shops, restaurants, pubs and take-aways.

## Directions

From Skegness take the A158 Burgh Road out of town and at the round about turn left into Burgh on the Skegness Road. Turn left at The Bridge Chippy onto Storeys Lane which proceeds onto Hall Lane and it is the first property on the left hand side at the top of the hill.





## 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

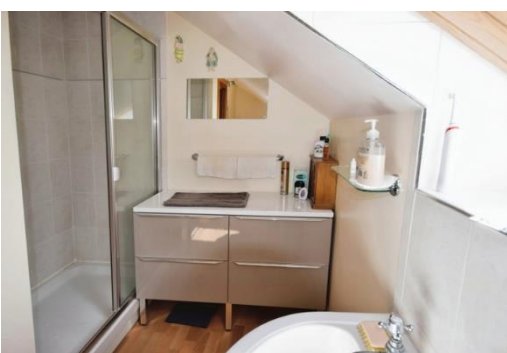
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## 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  
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.  
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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01754 769769

skegness@lovelle.co.uk

