

Buy. Sell. Rent. Let.



Chudleigh, The Common, Burgh Le Marsh, PE24 5HH



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£240,000

When it comes to
property it must be


lovelle



£240,000

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Key Features

- Country Lane Position
- Nice Size Plot
- Three Bedrooms
- Driveway & Garage
- Lounge-Diner
- Kitchen & Utility/Rear Porch
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great COUNTRY LANE POSITION, on a NO THROUGH ROAD on the edge of this popular well served village offers a lovely quiet location but also within half a mile of the Market Place, shops and amenities. The accommodation comprises entrance porch, hallway, two double bedrooms, third single bedroom, shower room, lounge-diner, kitchen and rear porch/utility area off with gas central heating and UPVC double glazing. There is a front garden and driveway to the side with room to park several cars leading to a single garage and good size, private, enclosed rear garden that is not overlooked!

Porch

Entered via front door and door opens into the;

Hallway

With UPVC window to the side aspect, radiator, loft hatch access, airing cupboard and doors leading into;

Lounge

4.09m x 5.49m (13'5" x 18'0")

With UPVC window to the rear aspect and an additional UPVC window to the side aspect, radiator, gas fire with mantle and built in cupboard with shelving and door leading into;

Kitchen

2.31m x 4.06m (7'7" x 13'4")

Comprising of wall, base and drawer units with worktop space over, inset sink, integrated double oven, hob and extractor, gas central heating boiler, UPVC window to the rear aspect and a door leading to;

Utility Area

2.13m x 2.41m (7'0" x 7'11")

With UPVC door and window to the rear aspect, and a door leading into the garage.

Bedroom One

2.90m x 4.06m (9'6" x 13'4")

UPVC window to the front aspect, built in wardrobe and a radiator.

Bedroom Two

4.06m x 3.33m (13'4" x 10'11")

UPVC window to the front aspect and radiator.

Bedroom Three

2.13m x 3.30m (7'0" x 10'10")

UPVC window to the side aspect, radiator and storage cupboard with shelving, also housing the hot water tank.

Shower Room

Comprising of a walk-in shower, sink, WC, radiator and an opaque window.

Garden

The front garden is laid to gravel and established trees and planting. The side of the property is a driveway which leads to the garage. The rear is laid to lawn, patio and gravel with trees and plants plus two sheds and a greenhouse and enclosed by fencing.

Garage

2.72m x 4.90m (8'11" x 16'1")

Has an electric door, power and lighting and a window to the rear aspect, door from utility room.

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.

Location

Situated on a no through road on a small country lane it offers you a peaceful but convenient location as you are also only half a mile to the Market Place and amenities which in the village include; pubs, restaurants, take-aways, mini supermarket, various other shops, primary school, Churches, regular bus services and doctors. The coastal town of Skegness with golden sandy beach is also only 5 miles from Burgh Le Marsh.

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 the property will be found on the left hand side marked by a 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.

Mortgage Advice

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. 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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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