

Buy. Sell. Rent. Let.



15 Elm Crescent, Burgh Le Marsh, PE24 5EG



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£245,000

When it comes to
property it must be


lovelle



£245,000



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Driveway and Garage

- Popular Village of Burgh le Marsh
- Lounge-Diner
- EPC rating D
- Tenure: Freehold





NO CHAIN* Beautifully presented and modernised bungalow in very popular location! Conservatory which overlooks the lovely rear garden! The accommodation comprises; spacious open plan hallway to lounge/diner, two double bedrooms one with French doors to the conservatory, modern shower room, modern fitted kitchen. The property has UPVC double glazing and gas central heating. Garage and driveway for several vehicles.

Entrance

Entered via a UPVC door

Hall

Open to;

Lounge/Diner

3.63m x 6.21m (11'11" x 20'5")

UPVC windows to the front and side aspects, with electric fire and surround, radiator.

Kitchen

3m x 2.96m (9'10" x 9'8")

With UPVC window and door to the side aspect, fitted with an array of base and wall cupboards with worktops, inset composite sink, space for washing machine and undercounter fridge, integrated oven and hob with extractor over.

Bedroom One

3.32m x 3.94m (10'11" x 12'11")

With UPVC window to the rear aspect, radiator.

Shower Room

1.92m x 1.66m (6'4" x 5'5")

With UPVC window to the side aspect, low level WC, sink inset to vanity unit, shower cubicle with electric shower, radiator.

Bedroom Two

2.73m x 6.05m (9'0" x 19'10")

With UPVC windows to the side and rear, further door to the conservatory, radiator.

Conservatory

3.22m x 2.99m (10'7" x 9'10")

Of UPVC construction, with French doors to the garden, radiator.

Outside

The front garden is laid to shaped lawn with attractive gravelled borders and a concrete driveway leading to the garage. The rear garden is in the agents opinion lovely and private as it is not overlooked. The garden is laid to patio, gravelled beds with various plants and shrubs and a raised decked seating area with covered pergola and the garden is enclosed by fencing, with gated side access.

Garage

5.94m x 2.85m (19'6" x 9'5")

UPVC window to the rear aspect, with up and over door, power, light and personnel door to the garden.

Services

The property has mains gas central heating, water, sewerage and electricity. The property has a water metre. The blinds are included in the sale. 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

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, further shops, bus services, several pubs/restaurants, take aways and primary school.

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. Follow the road into the village centre going past the market place (on your right) and church (on your left) continue along and you will find the turning for Elm Crescent on the left and the property will be found on the left hand side 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.



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.

GROUND FLOOR



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


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