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27 Dawson Drive, Burgh Le Marsh, PE24 5NA



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Offers in excess of £186,000

When it comes to  
property it must be

  
lovelle





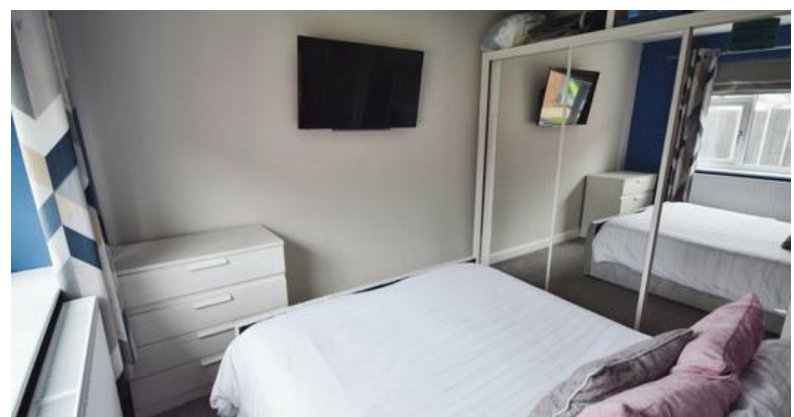
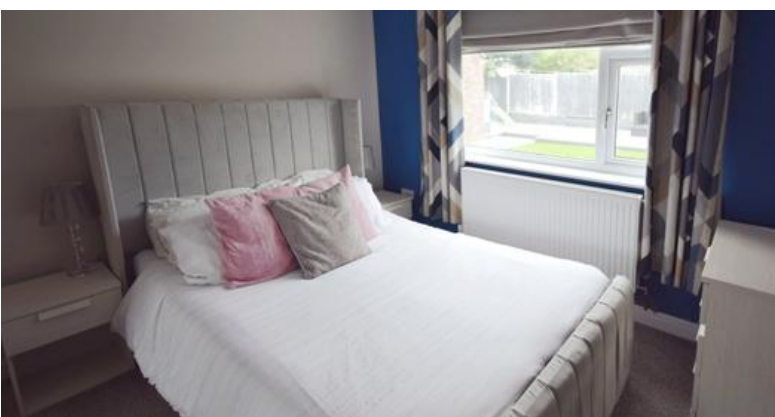
Offers in excess of £186,000



- Key Features**
- Well Presented and Mordernised
  - Two Bedrooms
  - Popular Village Location
  - Driveway and Detached Garage

- Good Size Front & Rear Gardens
- EPC rating C
- Tenure: Freehold







Modernised, well presented bungalow in pleasant position in the popular well served village of Burgh le Marsh! The accommodation comprises; modern kitchen, lounge-diner, bathroom and two double bedrooms with gas central heating and UPVC double glazing (newly fitted 2023). The property has a good size frontage and driveway for several cars leading to detached single garage and good size enclosed rear garden. Burgh le Marsh is a well served village, 5 miles from the coastal town of Skegness with golden sandy beaches and the popular Gibraltar Point nature reserve. The village amenities includes, mini supermarket, doctors, regular bus services, primary school, various other shops, pubs/restaurants and pleasant walks around the village and surrounding countryside.

### Kitchen

2.76m x 4.46m (9'1" x 14'7")

Entered via a UPVC front door, UPVC door to the side aspect, cupboard housing the central heating boiler, fitted with range of base and wall cupboards with worktops over, one and half bowl sink, integrated electric oven, integrated gas hob, extractor over, space for fridge freezer, and washing machine, laminate flooring, spotlights, ladder style radiator, door to;

### Lounge-Diner

5.53m x 3.02m (18'1" x 9'11")

With UPVC window to the front aspect, two radiators, media wall with shelves and space for TV, inset electric fire, spotlights, door to;

### Hall

Doors to;

### Bathroom

1.79m x 1.97m (5'11" x 6'6")

With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity unit, p shaped bath with shower over and screen, anthracite ladder style radiator, loft access, vinyl flooring, water proof boarding to walls.

### Bedroom One

3.03m x 3.61m (9'11" x 11'10")

With UPVC window to the rear aspect, radiator.

### Bedroom Two

2.6m x 2.86m (8'6" x 9'5")

With UPVC window to the rear aspect, radiator.

### Outside

To the front the garden is laid to lawn with gravelled parking area and block paved driveway leading to the detached single garage. The rear garden is laid to composite decking and lawn enclosed by fencing.

### Services

The property has mains gas central heating, water, sewerage and electricity. All windows and doors were replaced in 2023. The fire and all blinds, light fittings, carpets and floor coverings 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, bus services, several pubs/restaurants, take aways and primary school.

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout turn left where signposted to Burgh Le Marsh on Skegness Road. At the Bridge Chippy turn left, go past the Red Lion and right onto Dawson Drive and the property will be found on the right 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

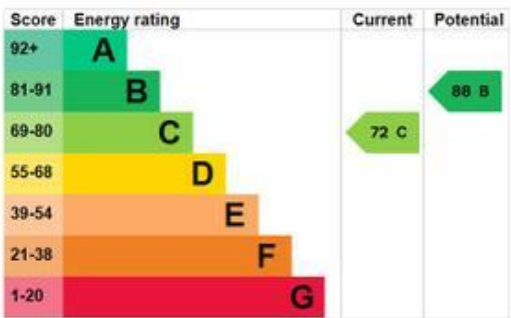
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.lovell.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

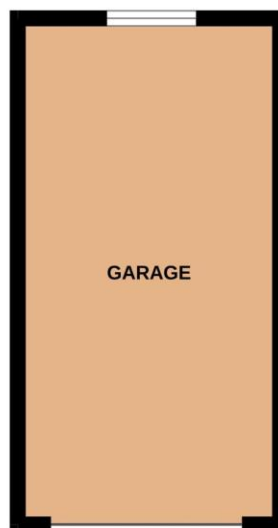
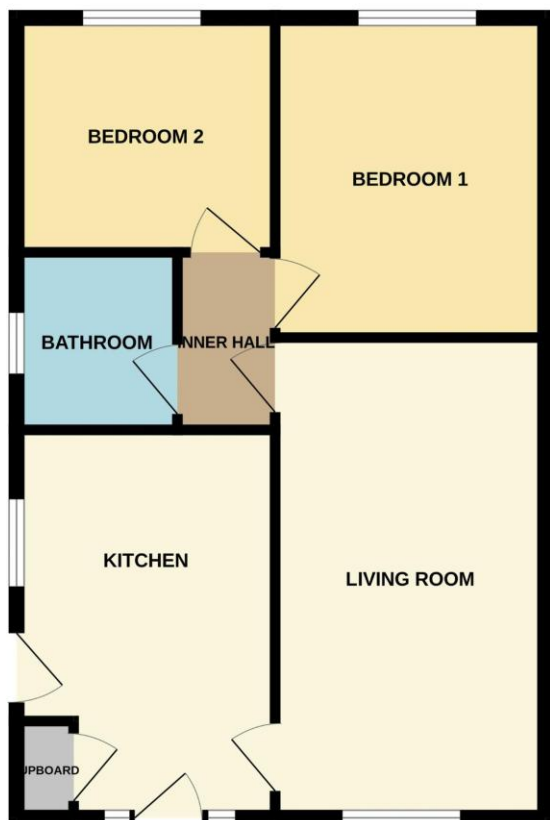
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

  
**lovelle**

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