

Buy. Sell. Rent. Let.



18 Elm Crescent, Burgh Le Marsh, PE24 5EG



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£215,000

When it comes to
property it must be


lovelle



£215,000

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Key Features

- NO ONWARD CHAIN
- Popular Location
- Lovely Front & Rear Gardens
- Driveway and Garage
- Immaculate Throughout
- EPC rating C
- Tenure: Freehold





Immaculate bungalow, tastefully decorated and modernised throughout. Wonderful, popular location in quiet residential area. Burgh le Marsh is a well served village located 5 miles from the coastal town of Skegness and 5 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Amenities in Burgh Le Marsh include; regular bus services, doctors surgery, mini supermarket, various other shops, primary school, pubs and restaurants, take-aways, C of E Church, Baptist Church, Methodist Church, garden centre, petrol station, windmill/heritage centre. Pleasant location with farmland around the village offering lots of opportunities for walks in nature and appreciating the local wildlife. The accommodation for this lovely bungalow comprises; modern re-fitted kitchen with integrated appliances, good size lounge-diner and cosy open fire, modern shower room, versatile 'roomy' hallway which can also be utilised as a study area, two double bedrooms with gas central heating and UPVC double glazing. Long driveway, parking for numerous cars and detached single garage and nice sized enclosed rear garden.

Kitchen

2.99m x 2.92m (9'10" x 9'7")

With opaque UPVC entrance door from the drive and attractively re-fitted with a comprehensive range of base and wall cupboards plus tall larder cupboard, worksurface with tiled splashback stainless steel sink unit with chefs mixer tap, space for washing machine, integrated dishwasher, integrated fridge freezer, integrated electric oven, four ring induction hob with extractor hood over, vertical radiator, UPVC window over looking the drive, door to;

Hall/Study Area

A lovely size hallway which could also be utilized as a handy study area, with UPVC window to the side (former side entrance door), vertical radiator, built in cupboard also housing the Logic gas central heating boiler, access to loft, doors to;

Lounge-Diner

20'4" x 12'0" (6.2m x 3.7m)

With feature brick fireplace surround with open fire, radiator, UPVC window to the front elevation with vertical blinds, coving.

Shower Room

1.87m x 1.67m (6'1" x 5'6")

Stylishly fitted with a suite of furniture and hand wash basin inset to vanity unit, low level WC, corner shower with screen doors and shower proof walling and two shower heads, chrome vertical towel radiator opaque UPVC window.

Bedroom One

3.96m x 3.32m (13'0" x 10'11")

With UPVC window to the rear aspect, with vertical blinds, radiator, TV point, coving.

Bedroom Two

2.74m x 2.84m (9'0" x 9'4")

With radiator, UPVC French doors, to the rear garden, TV point, coving.

Outside

To the front is a lower maintenance edged and gravelled garden area and a gated concrete drive with light and cold water tap. The drive leads down the side of the bungalow to the detached garage. The rear garden has a paved seating area, lawn, enclosed walling and fencing, hot tub (available by separate negotiation).

Garage

5.56m x 2.43m (18'2" x 8'0")

Of sectional construction with felt roof, double doors open to the driveway, concrete floor, power, outside power points and tap.

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.

Material Information Link

<https://moverly.com/sale/L18C2bv2MCLVG8Cqdcx3FD/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Location

Burgh le Marsh is a popular well served village located 5 miles from the coastal town of Skegness and 5 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Amenities in Burgh Le Marsh include; regular bus services, doctors surgery, mini supermarket, various other shops, primary school, pubs and restaurants, take-aways, C of E Church, Baptist Church, Methodist Church, garden centre, petrol station, windmill/heritage centre. Pleasant location with farmland around the village offering lots of opportunities for walks in nature and appreciating the local wildlife.

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout turn left onto Skegness Road and this leads into the village, go past the shops and market place, past the Church and take the second turning on the left hand side into Elm Crescent. Follow the road around and the property can be found marked by our for sale board 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.

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

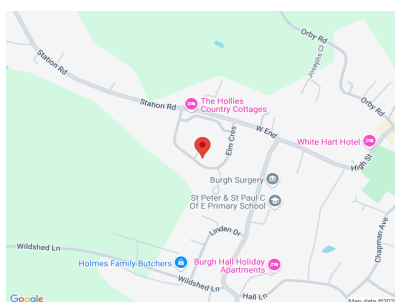
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt.
Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

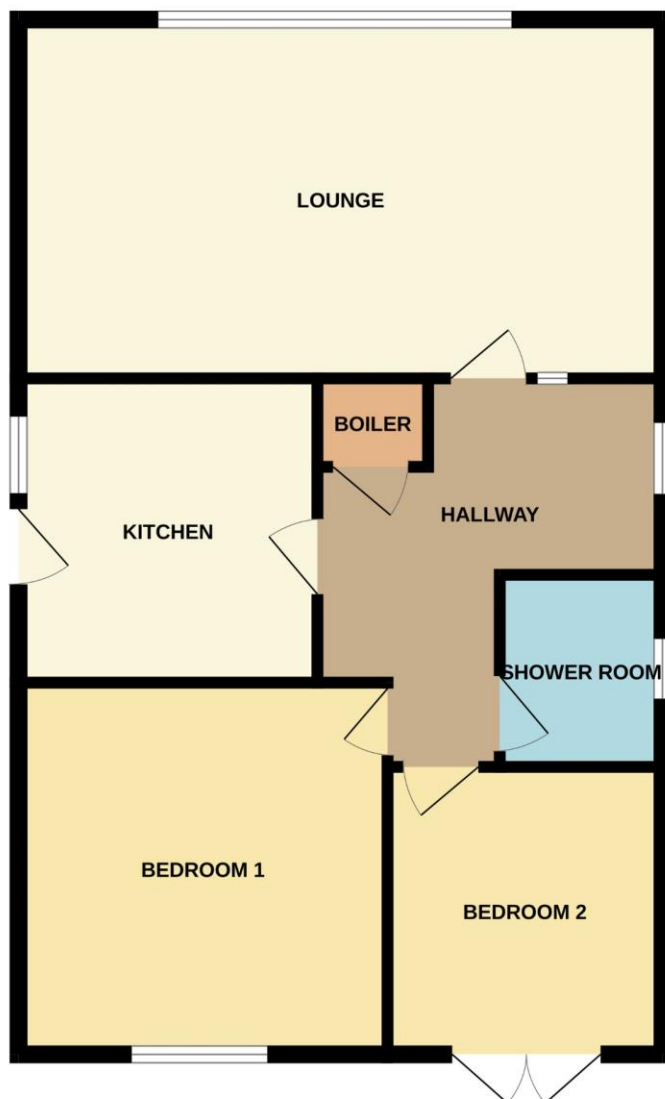
Material Information Data

Council Tax Band: B
Council Tax annual charge: £1594.04 a year (132.84 a month)
Tenure: Freehold
Property Type: Bungalow
Property Construction: Standard Form
Electricity Supply: Mains Electricity
Solar Panels: No
Other Electricity Sources: No
Water Supply: Mains Water Supply
Sewerage: Mains
Heating: Central Heating
Heating Features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile Coverage: 02 - Good, Vodafone - Good, Three, OK, EE - OK
Parking: Driveway and Garage
Building Safety Issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public Right of Way: No
Long-term area Flood Risk: Yes
Coastal Erosion Risk: No
Planning Permission Issues: No
Accessibility and adaptations: None
Coal Mining Area: No
Non-coal Mining Area: Yes
Energy Performance Rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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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