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47 Skegness Road, Burgh Le Marsh, PE24 5LL



4



2



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£275,000

When it comes to  
property it must be

  
lovelle



£275,000

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#### Key Features

- Semi Detached House
- Shower Room and Family Bathroom
- Three/Four Bedrooms
- Drive providing Parking for Several Cars
- Rear Garden and Workshop
- Amazing Open Plan Lounge/Kitchen/Diner
- EPC rating TBC
- Tenure: Freehold







WOW! Deceptive home, EXTENDED in 2018 to create wonderful modern OPEN PLAN LOUNGE-KITCHEN-DINER! Located in the popular, well served village of Burgh Le Marsh this home offers flexible accommodation comprising; hallway, downstairs shower room, sitting room/bedroom four, large open plan lounge/kitchen/diner, upstairs bathroom and three further bedrooms with gas central heating and UPVC double glazed windows (new in 2021). Outside the house benefits from driveway/frontage providing off road car parking for several cars and an enclosed rear garden and large WORKSHOP/STORE (19' x 13') which in the agent's opinion offers great scope to be used as it currently is or to be developed further into a garden/entertaining room, games/play room, hobbies room or home office (subject to the necessary consents/planning).

## Hall

Entered via a UPVC front door with radiator, stairs to first floor, doors to;

## Open Plan Lounge/Kitchen/Diner

11.23m x 5.03m (36'10" x 16'6")

Wonderful open plan living providing lots of light with aluminium bi fold doors to the rear aspect, UPVC French doors to the side aspect and sky lantern. There is a tiled floor throughout and space for dining and a lounge area and the kitchen comprising; a range of base and wall cupboards with worktops over, central island, space for range style cooker, spotlights, integrated dishwasher, integrated washing machine, integrated wine cooler, 1 and 1/2 bowl sink, space for American style fridge freezer.

## Sitting Room/Bedroom Four

3.59m x 3.14m (11'10" x 10'4")

With UPVC window to the front aspect, radiator.

## Shower Room

With UPVC window to the side aspect, walk in shower cubicle, wash hand basin inset to vanity unit, low level WC, spot lights, tiled floor with under floor heating.

## Landing

With doors to;

## Bathroom

2.37m x 1.6m (7'10" x 5'2")

With UPVC window to the rear aspect, p-shaped bath with shower over, back to wall WC, wash hand basin inset to vanity unit, tiled walls, ladder style radiator, spotlights.

## Bedroom One

2.63m x 3.3m (8'7" x 10'10")

With UPVC window to the rear aspect, radiator, freestanding wardrobes.

## Bedroom Two

3.64m x 2.48m (11'11" x 8'1")

With UPVC window to the front aspect, radiator, fitted wardrobes.



## Bedroom Three

2.51m x 2.55m (8'2" x 8'5")

(measurements including box over stairs). With UPVC window to the front aspect, radiator.

## Outside

A tarmac drive leads to the block paved frontage, providing space to park numerous cars. Gated side access leads to the rear garden which is laid to decking and lawn, and is enclosed by fencing. At the bottom of the garden is a detached.

## Workshop

With power and light, UPVC window and UPVC door from the garden, plaster boarded. WC and sink were plumbed in (currently disconnected), sanitaryware remains in situ for any future occupants to re-connect if required.

## Services

The property has mains gas, water, sewerage and electric. The property benefits from all new windows in 2021 and oak veneered internal doors downstairs and solid pine doors upstairs. 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

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 into Burgh Le Marsh on the Skegness Road. The house will be found on the right hand side marked by our for sale board.

## Material Information Link

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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.

<https://moverly.com/properties/8eCHo6ekVqfTrCKBrZDykr/view#property>

## Material Information Data

Council tax band: A

Council tax annual charge: £1366.32 a year (£113.86 a month)



Tenure: Freehold  
Property type: House  
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: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good  
Parking: Driveway  
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: TBC

### 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.

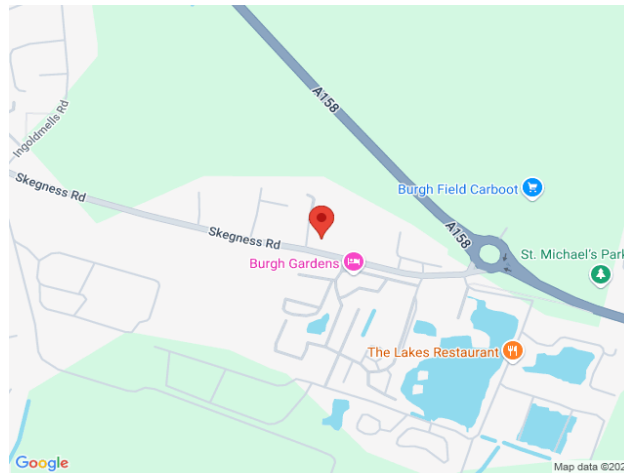
### Energy Performance Certificate

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

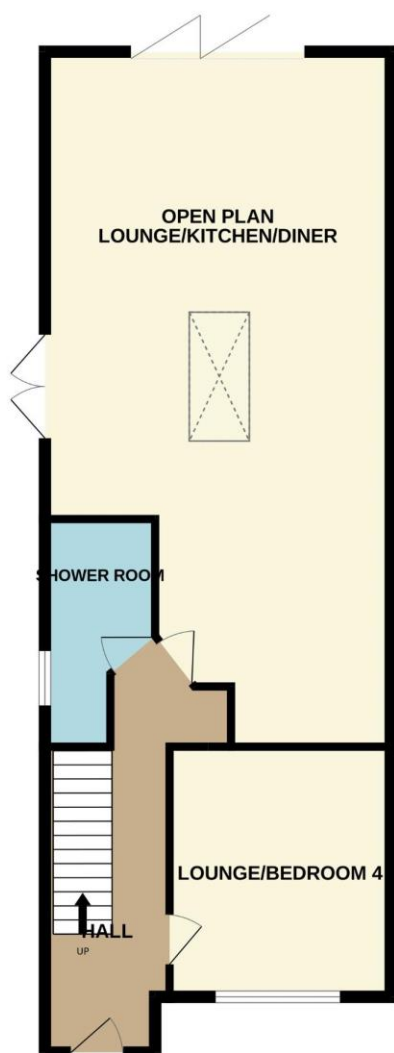
1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### 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



1ST 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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01754 769769

skeness@lovelle.co.uk