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6 The Paddocks, Burgh Le Marsh, PE24 5DS



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£367,500

When it comes to
property it must be


lovelle



£367,500

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Key Features

- Well Presented Three Double Bedroom Detached bungalow
- Lounge, Conservatory, Kitchen-Diner, Utility Room
- Front and Rear Gardens
- Ensuite to Master Bedroom & Family Bathroom
- Views Over Paddocks and towards Church
- Block Paved Driveway and Integrated Double Garage
- EPC rating C
- Tenure: Freehold





A spacious and well presented, three double bedroom detached bungalow enjoying an excellent cul-de-sac location with views over paddocks and of the pretty village Church. The popular Burgh Le Marsh has good local amenities and public transport situated between the Lincolnshire Wolds (AONB) and golden sandy beaches, both just 5 miles away! With accommodation briefly comprising; entrance porch, spacious hallway with large cloaks storage cupboard, lounge, dining kitchen, utility room, conservatory, double master bedroom, en-suite shower room, two further double bedrooms and family bathroom. With benefits including gas fired central heating, smart central heating controls & uPVC double glazing throughout. Outside the property is approached over a double width block paved driveway extending to the property's integral double garage which together offer off street parking for several vehicles, with lawned gardens to one side and well proportioned enclosed gardens to the rear plus summer house.

Porch

Entered via UPVC front door with storage cupboard, laminate flooring, door to;

Hall

Having radiator, double built in cloaks cupboard, range of inset ceiling down lights, personnel door to the garage, doors to;

Lounge

5.34m x 3.94m (17'6" x 12'11")

Having radiator, television point, telephone point, two ceiling light points, coving.

Kitchen-Diner

5.95m x 3.29m (19'6" x 10'10")

(minimum dimensions). Having a one & a half bowl single drainer stainless steel sink with mixer tap set in work surfaces extending to provide a range of fitted base cupboards & drawers with tiled splash backs over, integrated electric oven & grill, integrated halogen hob with pull out extractor hood over, integrated dishwasher, range of matching overhead cupboards, space for American style fridge-freezer, matching central island, two radiators, range of inset ceiling down lights, uPVC double glazed double doors to the conservatory and;

Utility Room

2.24m x 1.62m (7'4" x 5'4")

Having single drainer stainless steel sink with mixer tap over set in work surfaces extending to provide fitted base cupboards with tiled splash backs over, space and plumbing for washing machine and tumbler, matching overhead cupboards, radiator, extractor fan, ceiling light point, uPVC side entry door.

Conservatory

4.08m x 3.81m (13'5" x 12'6")

Having radiator, ceiling light point, uPVC double glazed French doors to the rear gardens.

Bedroom One

4.05m x 3.41m (13'4" x 11'2")

With UPVC window to the rear aspect, having a range of built in wardrobes, radiator, television point, ceiling light point, coving, door to;

En-suite

1.76m x 1.68m (5'10" x 5'6")

(minimum dimensions). Comprising a three piece suite comprising walk in shower cubical housing a mains fed mixer shower, close coupled WC, wash hand basin inset into vanity unit, ladder style radiator, extractor fan, ceiling light point, tiled walls and floor, coving.

Bedroom Two

4m x 3.07m (13'1" x 10'1")

With UPVC window to the side aspect overlooking the paddock and Church, currently used as a dining room having radiator, television point, ceiling light point, coving.

Bedroom Three

3.75m x 2.93m (12'4" x 9'7")

Having UPVC window to the rear aspect, radiator, ceiling light point, coving.

Bathroom

2.73m x 2.09m (9'0" x 6'11")

With UPVC window to the rear aspect, having a three piece bathroom suite comprising tiled bath with mixer taps/shower attachment, corner shower cubical housing a mains fed mixer shower, back to wall WC, hand wash basin with a range of fitted toiletry cupboards & drawers under, ladder style radiator, extractor fan, ceiling light point, 1/2 tiled walls, tiled floor, coving to ceiling.

Outside

The property is approached over a block paved driveway extending to the property's integrated double garage which together provide ample off street parking for several vehicles with lawned gardens to one side boasting a range of established trees, bushes and shrubs with a low level wall to the front boundary. Side gated access leads to the rear of the property which enjoys enclosed lawned gardens boasting established garden beds offering a range of trees, bushes and shrubs, a central footpath leading to a summer house.

Double Garage

5.49m x 5m (18'0" x 16'5")

Having an electric up & over vehicle door, access to the property's roof space via a loft hatch, gas central heating combination boiler, two ceiling light points, personnel door into hallway.

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.

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 and as you get to the round about turn left as sign posted into the village of Burgh Le Marsh onto Skegness Road. Follow the road for about 1/2 a mile you will take the next left onto Storeys Lane and follow the road all the way along where it will bend to the right and turns into Hall Lane. Continue to follow Hall Lane up the hill, turning for The Paddock on the right hand side at top of hill, the property can be found at the end on the right hand side.

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. [6 The Paddocks, PE24 5DS - Property details - Properties - Moverly](#)

Material Information Data

Council tax band: D

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: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - Good

Parking: Garage, Driveway, Off Street, and Private

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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C

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.

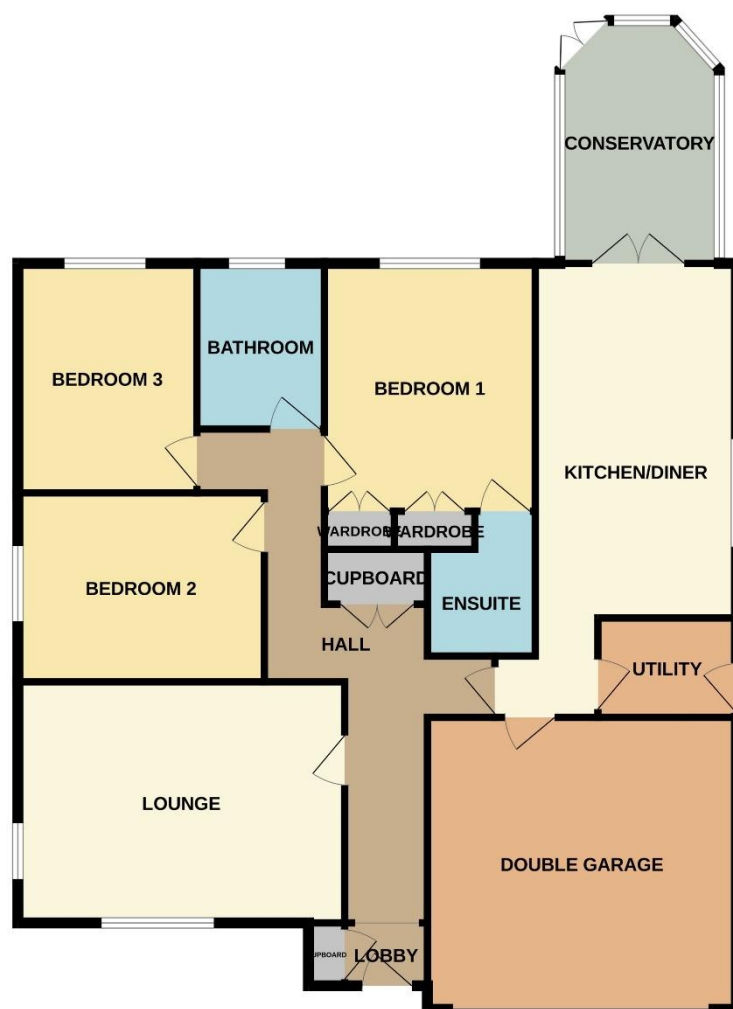
Energy Performance Certificate

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



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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it must be


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