

Buy. Sell. Rent. Let.



50 The Causeway, Burgh Le Marsh, PE24 5LF



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£180,000

When it comes to
property it must be


lovelle



£180,000



Key Features

- Immaculate Period Property
- Modern Fitted Kitchen and Bathroom
- Two Double Bedrooms
- Located in Sought After Area with Pleasant Outlook
- Gas Central Heating & UPVC Double Glazing
- Close to Amenities
- EPC rating D
- Tenure: Freehold





IMMACULATE THROUGHOUT! Lovingly updated by the current owner, the tasteful renovation has created a beautiful character home. Pleasant and convenient location in the heart of this popular, well served village. The current owner particularly enjoys the feeling of space as you can look out across the Causeway and towards the Church and Churchyard yet it is only a few hundred metres to all the shops, mini supermarket, doctors, bus services and primary school. The delightful accommodation comprises, hallway, lounge, bright modern kitchen, bathroom and two double bedrooms with gas central heating and UPVC double glazing. Pretty low maintenance garden and plenty of on road parking.

Entrance Hall

With stairs to the first floor, radiator and doors leading into the kitchen and;

Lounge

3.71m x 3.17m (12'2" x 10'5")

With UPVC windows to two elevations and a radiator.

Kitchen

Comprises of modern wall, base and drawer units with work tops over, space for under unit fridge, integrated electric oven, integrated microwave, integrated gas hob with extractor over, island with sink and integrated washing machine, UPVC door leading to the gardens, UPVC window to the front aspect and door into;

Bathroom

Beautifully presented, consists of a bath with telephone style mixer tap/shower attachment, low level WC, wash hand basin with vanity storage, two opaque UPVC windows and ladder style radiator.

Landing

On the landing there is a UPVC window with pleasant outlook, loft access and doors leading into;

Bedroom One

3.23m x 3.15m (10'7" x 10'4")

With UPVC window to the front aspect, radiator and built in wardrobe all along one wall offering plenty of hanging and shelving space.

Bedroom Two

3.25m x 3.15m (10'8" x 10'4")

With UPVC window to the front aspect and radiator.

Outside

With ample on street parking. Dwarf wall enclosing the front paved garden and further low maintenance style garden to the side comprising of patio area and artificial grass, enclosed by walling and trellis for privacy.

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. At the round about, where sign posted turn left into Burgh Le Marsh onto Skegness Road, follow this road. On entering the village take a turning on your left, East End which then becomes Storeys Lane, take the next right onto the Causeway and the property will be found on the righthand 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.

<https://moverly.com/properties/NSru1biF4RLCM7F5mwPjyP/view#property>

Material Information Data

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: No

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 - OK, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

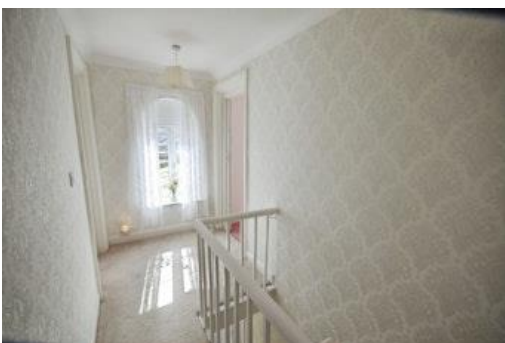
Restrictions - Tree Preservation Orders: None

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: D

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

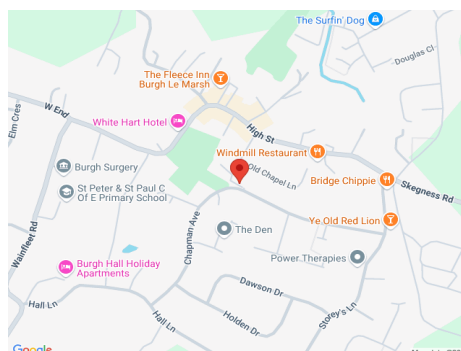
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

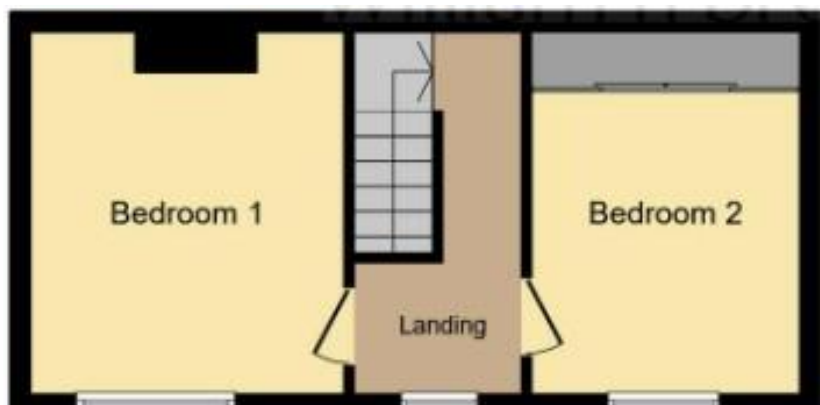
Energy Performance Certificate

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.





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