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108 Station Road, Burgh Le Marsh, PE24 5EP



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Offers Over £200,000

When it comes to
property it must be


lovelle

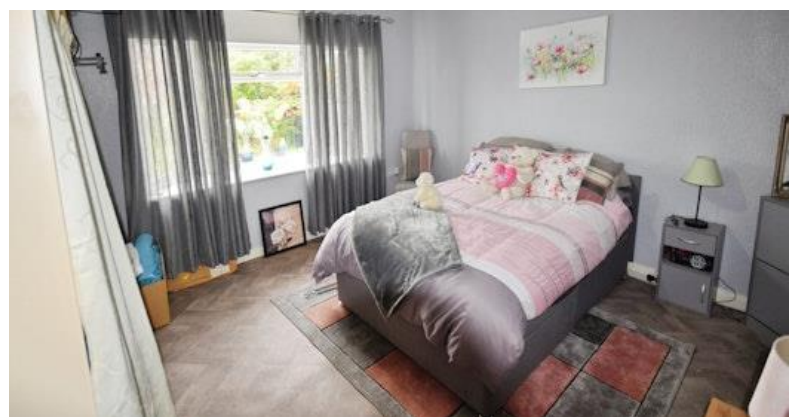


Offers Over £200,000



- Key Features**
- Detached Bungalow
 - Popular Village Location
 - Two Double Bedrooms
 - Kitchen/Diner

- Off Road Parking and Garage
- EPC rating D
- Tenure: Freehold





WOW, OPEN FIELD VIEWS! Fab position towards the edge of the village with handy convenience store and fuel station a few hundred metres away and the main village a mile from the property. Wonderful detached bungalow situated on a LARGE PLOT of approximately 1/4 of an acre! Great size bungalow with accommodation comprising; hallway, two good size double bedrooms, wet room, lounge with bow window, kitchen-diner and sun room overlooking the rear garden. With oil central heating (new boiler 2019 and new tank 2020) and double glazing with replacement UPVC windows fitted in the front windows and front door 2017 with 10 year guarantee). Long driveway with space for numerous cars and detached single garage and workshop. Well stocked garden with fruit trees and pleasant open field view aspect to the rear.

Entrance Hall

Entered via a UPVC front door, with radiator, and doors to;

Lounge

3.94m x 3.81m (12'11" x 12'6")

With UPVC bow window to the front elevation, radiator, sliding doors to;

Kitchen

3.91m x 3.33m (12'10" x 10'11")

Fitted with a range of base and wall cupboards, with worktops over, inset stainless steel sink, space for free standing electric cooker, space for washing machine, space for under unit fridge space for under unit freezer, radiator with cover, dresser shelves over, two tall cupboards, window and door to sunroom, patio door to lounge, door to hall.

Sun Room

5.38m x 2.36m (17'8" x 7'8")

Of UPVC construction, lovely area to sit and enjoy the rear garden, also housing the oil central heating boiler, UPVC door to the garden.

Bedroom One

3.81m x 3.94m (12'6" x 12'11")

With UPVC bow window to the front aspect, radiator.

Bedroom Two

3.84m x 2.95m (12'7" x 9'8")

With aluminium double glazed window to the rear aspect, radiator.

Wet Room

2.5m x 1.84m (8'2" x 6'0")

Installed in 2021, consisting of a wet room shower, comfort level WC, wash hand basin, radiator, tiled walls, aluminium double glazed window to the rear aspect.

Outside

To the front of the property there is a good sized driveway and lawned garden. To the rear the garden is laid mainly to lawn with a gravel and patio area, there are plum, apple and pear trees, strawberries, a grapevine growing over pergola. Fantastic open field views.

Garage

4.32m x 2.44m (14'2" x 8'0")

With electric roller door.

Workshop/Store

4.14m x 2.5m (13'7" x 8'2")

Attached to the rear of the garage, accessed via door from the rear garden with shelving and window to the rear aspect.

Services

The property has mains water, sewerage and electricity. The bow windows and front door were fitted in 2017 with a ten year guarantee, new combi boiler installed in 2019, new oil tank 2020, cavity wall installation in 2002 with a 25 year guarantee, electric safety certificate 2017. 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 roundabout turn left as sign posted into the village of Burgh Le Marsh onto Skegness Road. Follow the road into the centre and go past the market place (on your right) and church (on your left) continue along and the property will be found on the right hand side after the petrol station and is marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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/sale/A2KeKB9knPGTyJ91vMPMdV/view>

Material Information Data

Council tax band: B

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: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: 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: Ramped access, Level access shower, and Lateral living
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.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.

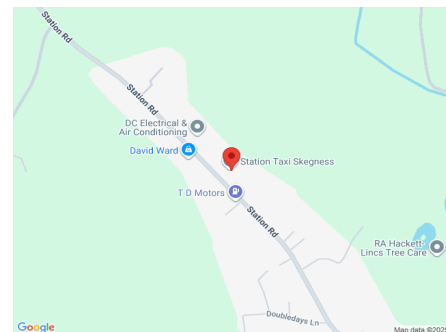
Agents Notes

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foxagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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