

Buy. Sell. Rent. Let.



17Hall Lane, Burgh Le Marsh, PE24 5LX



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2

£255,000

When it comes to
property it must be


lovelle



£255,000

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Key Features

- Detached Dorma Bungalow
- No Onward Chain
- Three Bedrooms
- Downstairs Shower Room and Ensuite WC to Master
- Driveway and 9m Long Tandem Garage
- Lounge & Dining Room
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Lovely, detached dormer style bungalow with accommodation comprising; hall, downstairs double bedroom, shower room, breakfast kitchen, dining room, lounge and two further double bedrooms upstairs the master having ensuite WC, long block paved driveway with space for numerous cars and 9m long tandem garage. Well stocked front and rear gardens with gas central heating and UPVC double glazing. Overlooking pony paddocks to the front aspect and views to the church at the rear. Very pleasant location in this well served popular village. 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.

Hall

Entered via a side UPVC entrance door with radiator, stairs to the first floor, two storage cupboards, third storage cupboard housing central heating boiler, doors to;

Dining Room

3.68m x 3m (12'1" x 9'10")

With UPVC window to the front aspect, radiator, coving, open arch to;

Lounge

4.85m x 3.63m (15'11" x 11'11")

With UPVC window to the front aspect, radiator, inset gas fire with stone surround, wall lights, coving, door to the hall.

Kitchen

4.12m x 2.86m (13'6" x 9'5")

With UPVC window to the rear aspect, UPVC door to the rear garden, fitted with range of base and wall cupboards with worktops over, integrated breakfast bar, integrated eye level Neff electric oven, integrated Neff eye level micro/combi oven, integrated gas Neff hob with Neff extractor over, Hotpoint dishwasher, Hotpoint washing machine, inset 1 and 1/2 bowl sink, space for tall fridge-freezer, radiator, tiled floor.

Bedroom Three

3.76m x 3.03m (12'4" x 9'11")

UPVC window to the rear aspect, radiator.

Shower Room

2.01m x 1.64m (6'7" x 5'5")

With UPVC window to the side aspect, ladder style radiator, tiled walls and floor, shower cubicle, back to the wall WC, wash hand basin inset to vanity unit.

Landing

Access to eaves storage, doors to;

Bedroom One

4.8m x 3.42m (15'8" x 11'2")

(maximum measurements including ensuite). With UPVC window to the front aspect and views over pony paddocks, fitted wardrobes, radiator, loft access, sliding door to;

En-Suite

Fitted with back to wall WC, wash hand basin inset to vanity unit, ladder style radiator, tiled floor, extractor fan, shaver point and light.

Bedroom Two

4.12m x 3.1m (13'6" x 10'2")

With UPVC window to the rear aspect and views towards the Church, radiator, fitted wardrobes.

Outside

To the front of the property is a well stocked garden with plants, shrubs and lawn. Block paved drive leads down the side of the property to the detached garage. Gated access opens to the rear garden which is laid to patio, lawn with trees, plants and shrubs and is enclosed by fencing.

Garage

9.3m x 2.68m (30'6" x 8'10")

A long tandem garage with power and light, up and over door to the driveway, personnel door to the rear garden.

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 at the round about turn left into Burgh on the Skegness Road. Turn left at The Bridge Chippy onto Storeys Lane which proceeds onto Hall Lane and the property will be found 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.

<https://moverly.com/sale/LMi9SgFgBMs65einYpfoF/view>



Material Information Data

Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good
Parking: Garage and 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: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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.

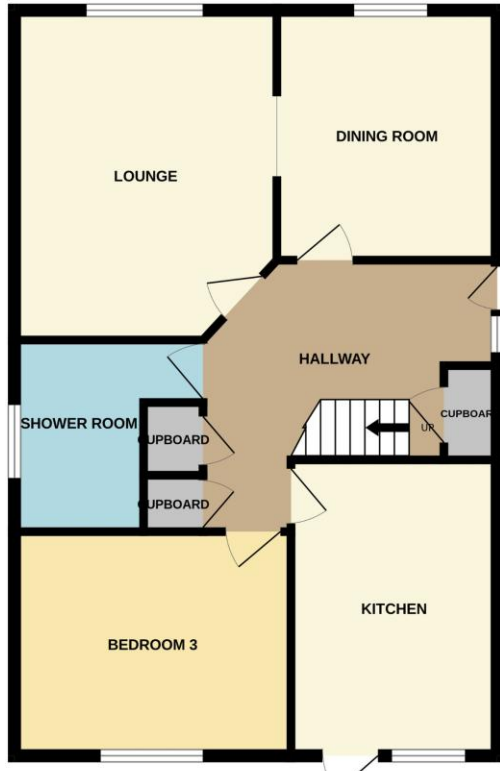
Energy Performance Certificate

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.

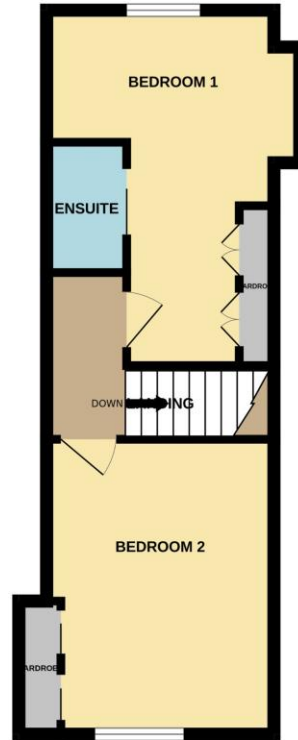
Agents Notes

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



When it comes to **property**
it must be


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