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29 Bishop Tozer Close, Burgh Le Marsh, PE24 5JF



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Offers in excess of £240,000

When it comes to  
property it must be

  
**lovelle**





Offers in excess of £240,000

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#### Key Features

- Detached House Built 2008
- Four Bedrooms
- Downstairs WC, Upstairs Family Bathroom, En-Suite to Master
- Kitchen-Diner with French Doors to Rear Garden
- Utility Room
- Driveway & Brick Carport
- EPC rating C
- Tenure: Freehold









Well presented, four bedroom detached house in pleasant, well-served village location! This lovely family home has it all! Covered driveway, enclosed garden and within 1/2 a mile of the primary school and amenities. The accommodation comprises; hallway, downstairs wc, kitchen-diner, utility room, lounge with bay window, first floor family bathroom, master bedroom with en-suite shower room, three further bedrooms, one benefitting from a lovely feature of French doors to a Juliette balcony, ideal if you want a second sitting room/study or hobbies room or simply to use as a double bedroom. With gas central heating and UPVC double glazing. The gated covered driveway could be changed to a garage with the addition of a garage door if required. This tarmacked driveway continues into the rear garden giving flexibility to park further cars if required. The south-westerly facing garden is not directly overlooked and is enclosed with aesthetically pleasing yet also practical walling and fencing. Located on a development in a very popular market town location. Burgh le Marsh is a 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.

### Entrance Hallway

Entered via a double glazed wood effect composite door with radiator, laminate flooring, doors to the kitchen and lounge with staircase to the first floor and cloaks storage cupboard.

### Lounge

4.65m x 3.14m (15'4" x 10'4")

A nice and bright room with dual aspect UPVC windows including a UPVC double glazed bay window and smaller UPVC side window. Feature fireplace with electric feature fire, laminate flooring, radiator.

### Kitchen-Diner

4.63m x 2.87m (15'2" x 9'5")

UPVC double glazed window to the rear elevation, UPVC French doors to the rear garden, fitted with a range of base and wall units with an inset one and half bowl stainless steel sink, integrated electric oven with gas hob, Electrolux integrated dishwasher and space for tall fridge-freezer. Wall mounted Ideal boiler enclosed in a kitchen cupboard (fitted 2020, 7 year warranty, serviced), radiator, vinyl flooring, doorway to;

### Utility Room

2.14m x 1.02m (7'0" x 3'4")

Space and plumbing for washing machine and tumble dryer, vinyl flooring, radiator, UPVC double glazed door leading to the carport.

### WC

1.77m x 0.93m (5'10" x 3'1")

Low level WC and wash hand basin, consumer unit for electricity, radiator, vinyl flooring.

### Landing

With airing cupboard housing hot water tank, doors to;

### Master Bedroom

3.9m x 2.58m (12'10" x 8'6")

Another bright room with dual aspect UPVC double glazed windows, radiator. Built in wardrobes and door to;

## En-Suite

Suite comprising of low level WC, UPVC window, pedestal wash hand basin and shower cubicle, radiator, vinyl flooring.

## Bedroom Two

3.51m x 2.58m (11'6" x 8'6")

A versatile room with double doors off the landing into the room and French style UPVC double glazed doors opening onto a Juliette balcony, access to loft, radiator. Could be a second sitting room, office, hobby room or as it is a further bedroom.

## Bedroom Three

3.15m x 2.75m (10'4" x 9'0")

With dual aspect UPVC double glazed windows again creating a light room with fitted wardrobes, radiator.

## Bedroom Four

2.57m x 2.25m (8'5" x 7'5")

With UPVC double glazed window, radiator.

## Bathroom

With suite comprising of bath with shower over, low level WC and pedestal wash hand basin, part tiled walls and obscure UPVC double glazed window, vinyl flooring, radiator.

## Outside

The front of the property has some shrubbery and a gated archway for vehicle access to the covered driveway which extends into the rear garden, providing space for two cars. The rear garden is laid to patio and lawn with shed and fully enclosed with high walling and fencing with a service gate accessed from the front of the property.

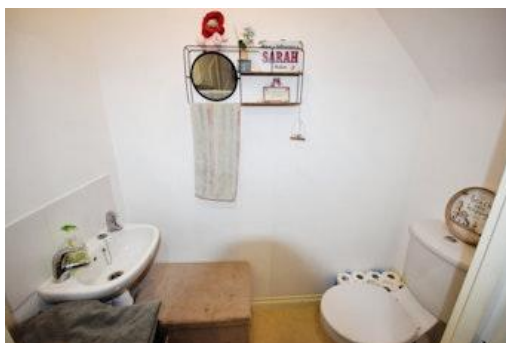
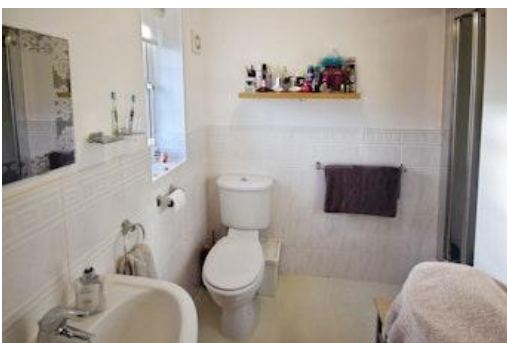
## Services

The property has mains, water, sewerage and electricity and gas central heating. The play equipment can stay if required. There is a monthly charge of £24 to Meadfleet towards the maintenance of the estate. 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

Located on a development in a very popular market town location, well served with various shops, pubs, doctors and bus services and approximately four miles from Skegness.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Skegness take the A158 Burgh Road out, go past Southview and at the round about turn left as signposted into Burgh le Marsh onto Skegness Road. Turn right onto Ingoldmells Road (opposite the Bridge Chippy) and towards the end of the road proceed into Common Lane and then immediately left into Claremont Road at the end bear right and the property can be found on the right hand side.

## 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/QcHewLqjy4sZkJmcd2oy1D/view>

## Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

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 - Good, EE - OK

Parking: Driveway, Covered, Rear, and Gated

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



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.

### 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

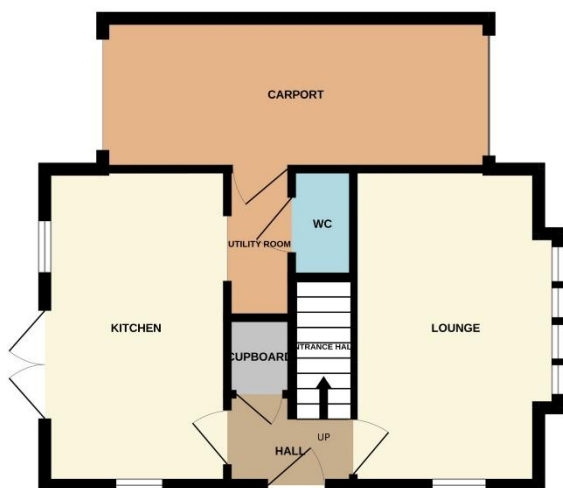
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.

### Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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

  
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