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Halcyon Cottage, Station Road, Burgh Le Marsh, PE24 5EL



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Offer in Excess of £235,000

When it comes to  
property it must be

  
lovelle





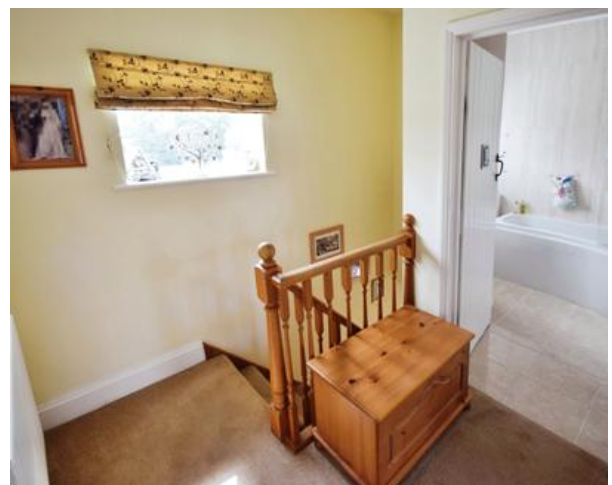
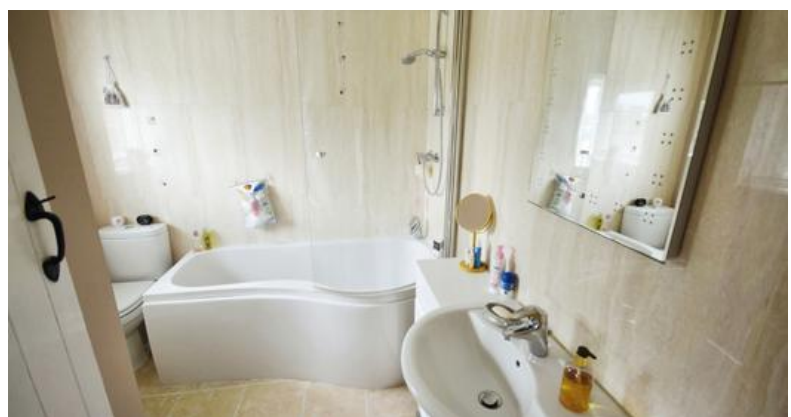
Offers in excess of £235,000



#### Key Features

- Beautiful Cottage with OPEN VIEWS
- Double Width Driveway
- Good Size Rear Garden
- Kitchen-Diner & Utility Room/WC
- Oil Central Heating with Smart Hive System(new boiler & tank 2023)
- Located in Popular, Well Served Village
- EPC rating E
- Tenure: Freehold









**OPEN VIEWS! GOOD SIZE GARDEN!** Beautifully presented semi-detached cottage in popular well served village. This home has accommodation comprising; spacious hallway, utility room/downstairs wc, lounge, immaculate kitchen-diner, with three double bedrooms and modern bathroom to the first floor. The home has a modern 'smart' Hive operated oil central heating system (new boiler and tank Sept 2023) and quality UPVC sash windows. To the side is a double width, gravelled driveway with space for numerous cars plus room to extend further into the rear garden or add a garage if required (subject to the necessary consents/planning). The fabulous rear garden has patio areas, lawns, pretty planting but also handy sheds and a greenhouse with lovely open field views to the rear aspect. There is a pleasant aspect from the front towards pasture land. Burgh Le Marsh is a village approx 5 miles from the coastal town of Skegness and is well served with bus services, doctors, mini supermarket, various other shops, Churches, primary school, petrol station, pubs/restaurants and take-aways!

### Hallway

4.26m x 2.00m (14'0" x 6'7")

Entered via side entrance door from the driveway with UPVC French doors to the rear garden, stairs to the first floor, oak flooring, radiator, doors to;

### Lounge

3.57m x 3.54m (11'8" x 11'7")

Entered via solid wooden latch door with UPVC sash window to the front aspect, oak flooring, radiator, attractive period style electric fire.

### Kitchen-Diner

3.54m x 3.47m (11'7" x 11'5")

Entered via solid wooden latch door with UPVC sash window to the front aspect, oak flooring, radiator, spotlights, fitted base, drawer and wall cupboards, work surfaces with inset 1 & 1/2 bowl sink, integrated electric double oven, integrated microwave, integrated dishwasher, integrated fridge, integrated halogen hob with extractor fan over, further UPVC window to the side aspect.

### Utility Room & WC

2.62m x 2.26m (8'7" x 7'5")

Entered via solid wooden latch door with UPVC window to the rear aspect, oak flooring, fitted base cupboards with work surfaces over, inset stainless steel sink, integrated washing machine, space for further under unit appliance, extractor fan, radiator, low level WC, wall cupboard and larder cupboard.

### Landing

With UPVC window to the rear aspect, loft access, radiator, doors to;

### Bedroom One

3.51m x 3.45m (11'6" x 11'4")

With UPVC sash window to the front aspect, radiator.

### Bedroom Two

3.51m x 3.56m (11'6" x 11'8")

With UPVC sash window to the front aspect and views over pasture land, radiator.

## Bedroom Three

2.59m x 2.31m (8'6" x 7'7")

With UPVC window to the rear aspect with views over open countryside, radiator.

## Bathroom

Fitted with a modern suite of white bath with shower over and shower screen, low level wc, wash hand basin inset into vanity unit, tiling to walls and floor, radiator and extractor fan.

## Outside

To the front is a garden laid to gravel. To the side is a double width gravelled driveway with room to park 4 cars. Gated access opens to the rear garden which is laid to paved patio area, gravelled beds with plants, shrubs and trees, lawn, two sheds and a greenhouse and there is a pleasant garden swing. There is an external oil central heating boiler, oil tank (both fitted 2023), bin storage area and the rear garden is enclosed by fencing and hedging. There are open fields to the rear aspect. In the agent's opinion there is scope to extend the driveway if required/space to build a garage/workshop (subject to the necessary consents and planning).

## Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout turn right into Burgh Le Marsh on Skegness Road. Continue through the village past the Market Place and the Church. Halcyon Cottage can be found on the left hand side before you get to Doubledays Lane.

## Services

The property has oil central heating, mains sewerage, mains water and mains 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 village approx 5 miles from the coastal town of Skegness and is well served with bus services, doctors, mini supermarket, various other shops, Churches, primary school, petrol station, pubs/restaurants and take-aways!







### 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. 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.

### Mortgage Advice

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.

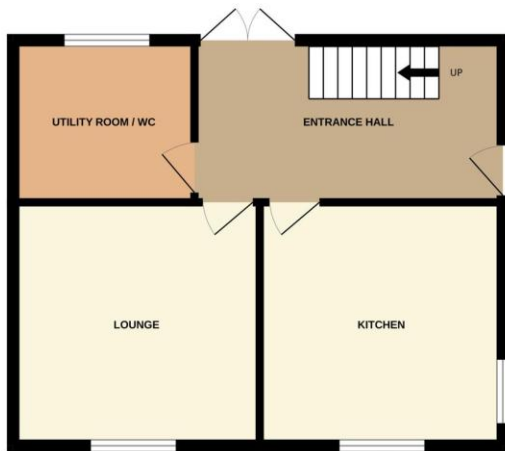
### Energy Performance Certificate

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.

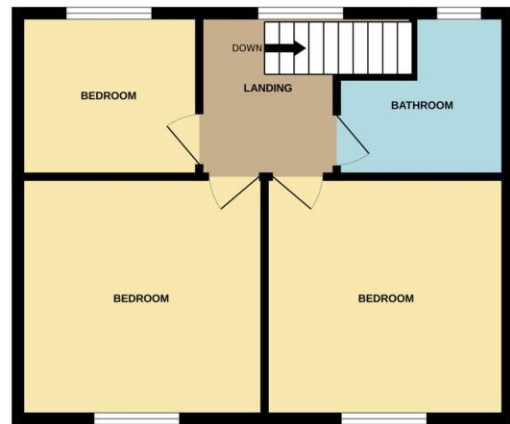
### Agents Notes

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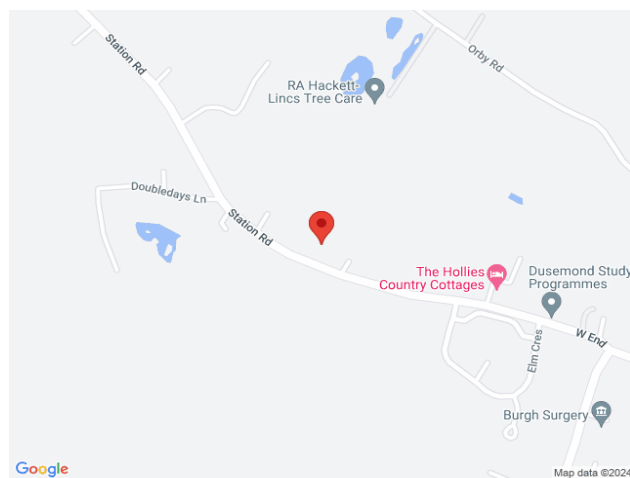
GROUND FLOOR



1ST 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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When it comes to **property**  
it must be

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