

## Bishop Tozer Close, Burgh Le Marsh      £250,000



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- Detached House
- Four Bedrooms
- En-Suite and Downstairs W/C
- Modern Kitchen with Dining Area

- Utility Room
- Off Road Parking
- Fully Enclosed Sunny Garden
- Phone Lines Open 8am to 8pm  
(7 Days a Week)





Oxford Family Estates are pleased to bring to the market a Four Bedroom Detached House in the sought after village of Burgh Le Marsh with family dining space flowing off a modern kitchen and a utility room. One bedroom has an en-suite and one has French style patio doors opening onto a Juliet Balcony. There is a handy downstairs w/c and a good size enclosed sunny rear garden. There are double gates leading into a covered driveway leading into the rear garden. Viewing is essential to appreciate what is on offer.

### Entrance Hallway

Double glazed wood effect composite door into the hallway serving the kitchen and lounge with staircase and cloak cupboard.

### Kitchen 4.63m x 2.87m (15'2" x 9'4")

Fitted with a range of base and wall units with an inset 1 & 1/2 bowl stainless steel sink under Upvc double glazed window to the rear elevation. Built in Electric oven with Gas Hob, Electrolux integrated dishwasher and space for tower fridge freezer. This is all open plan to the dining area which has French Style Upvc double glazed doors leading out onto the patio area. Wall mounted Ideal boiler enclosed in a kitchen cupboard. Fully serviced. 2 years left on boiler warranty at the time of listing.

### Utility Room 2.14m x 1.02m (7' x 3'4")

Space and plumbing for washing machine and tumble dryer. Radiator and Upvc double glazed door leading to side elevation and gated drive way space.



**Downstairs Cloakroom** 1.77m x 0.93m  
(5'9" x 3')

Low level w/c and wash hand basin.  
Consumer unit for electrics.

**Lounge** 4.65m x 3.14m max (15'3" x 10'3" max)

Nice bright room with dual aspect windows including a Upvc double glazed bay window and smaller side window. Feature fireplace with electric feature fire.



**Bedroom 1** 3.90m x 2.58m (12'9" x 8'5")

Another nice bright room with dual aspect Upvc double glazed windows. Built in wardrobes and door to Ensuite



**En-suite**

Suite comprising of low level w/c, pedestal wash hand basin and shower cubicle.

**Bedroom 2** 3.51m x 2.58m (11'6" x 8'5")

A versatile room with double doors of the landing in to the room and French style Upvc double glazed doors opening onto a Juliet Balcony. Could be used as a 2nd sitting room, office, hobby room or as is a 4th bedroom



**Bedroom 3** 3.15m max x 2.75 (10'4" max x 9')

Dual aspect Upvc double glazed windows again creating a light room with a built in cupboard.



**Bedroom 4** 2.57m x 2.26m (8'5" x 7'4")

Single bedroom with Upvc double glazed window.

**Bathroom**

Suite comprising of bath with shower over, low level w/c and pedestal wash basin. Part tiled walls and obscure Upvc double glazed window.

**Outside**

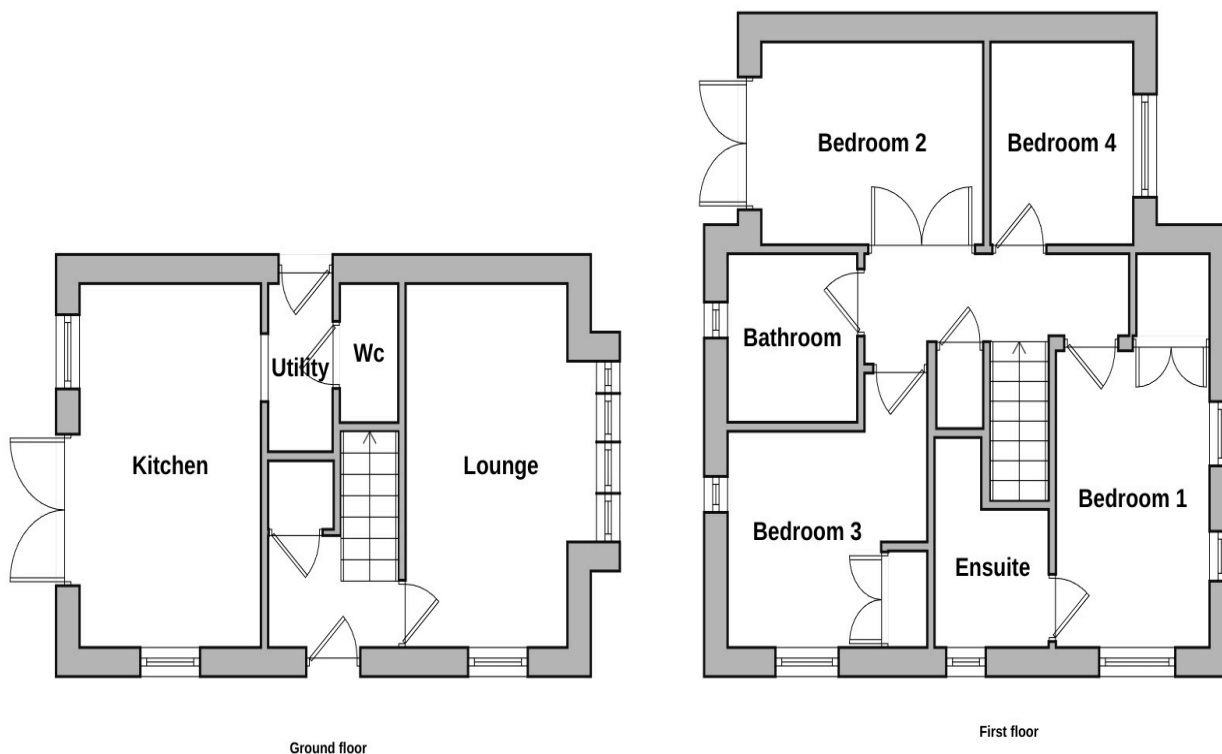
The front of the property has some shrubbery and a gated archway for vehicle access to the covered driveway and rear garden. The rear garden is laid mainly to lawn with the driveway continuing up to the shed. The garden is fully enclosed with high fencing and a feature brick wall with a service gate accessed from the front of the property.



## Burgh Le Marsh

Burgh Le Marsh is a lovely market town situated approximately 4 miles in land from Skegness.

The town features a traditional bakery, along with two small convenience shops. There is also a fishmonger's, a post office, a Chinese takeaway, a fish and chip shop, a Co-op supermarket, an antiques store, hairdresser's, and a florist. There is a wide selection of public houses and hotels offering meals and drinks.



Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

