



Sundial House, Mill Lane,
Burgh Le Marsh, Skegness, PE24 5BU



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£625,000

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Key Features

- MODERN FARMHOUSE STYLE PROPERTY
- EXTENSIVE ACCOMMODATION
- 0.75 ACRE OF BEAUTIFUL LUSH GARDENS
- SECLUDED AND RURAL LOCATION
- 2 GATED DRIVES
- CABIN, WORKSHOP & POLY TUNNEL
- EPC RATING D





This stunning 4/5 Bedroom Detached Residence blends traditional character with the convenience of modern and versatile family accommodation with 3 Bathrooms. With 0.75 acre of beautiful lush gardens with Cabin, Workshop and Poly Tunnel, it is quite secluded and rural, but not isolated and it lies just a mile from the centre of a sought after small market town with all amenities and easy access to the Coast and the Wolds.

Built in 2000 to a high specification and extended in 2004 the lovely brickwork is farmhouse style and the house offers extensive accommodation with a handsome character oak Kitchen, a large Lounge and Dining Room with feature log burner and two sets of french doors and a spacious new Sun Lounge. There is a second Sitting Room (or Bedroom 5) also with a real fireplace, a ground floor Shower Room and Utility Room. Upstairs the Master Bedroom is spacious with an En-Suite Shower Room and features polished floorboards as do the double Bedrooms. Re-vamped Bathroom & a new En-Suite Shower Room to the 2nd Bedroom. The House is light and airy with lovely rural and garden views from every window. It has pvc double glazed windows and oil central heating. 2 gated Drives offer potential garage space. EPC Rating D.

LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards to the traffic lights and turn left into Burgh Road (A158) continue for 3 miles, drive through the village centre and after the Church at the top of the hill turn left into Wainfleet Road and on the bend turn right into Wildshed Lane and Mill Lane is the first lane on the left, it is adopted.

It is approximately a mile from the centre of Burgh Le Marsh which has excellent village facilities, primary school, doctors, shops, pubs and bus service from Skegness to Lincoln.



ACCOMMODATION

PORCH

With exposed brickwork to the walls, pvc window and pvc entrance door, cat flap, tiled floor, inner pvc door to the:-

HALL

With radiator, stairs off with built in cupboard under and wood flooring through, pine doors leading off.

SNUG / SITTING ROOM / BED 5 18' 0" x 10' 9"

With pvc windows to the front and rear elevations, 2 radiators, feature fireplace with cast iron grate and open hearth with oak surround.

DINING KITCHEN 16' 6" x 10' 1"

reducing to 6' 7" to the man area plus 7' 8" x 10' 4" to the breakfast area. With radiator and pvc window with lovely view to the breakfast area and solid oak flooring (understood to be from Welton Wood) throughout to complement the extensive range of character oak doored base and wall cupboards, granite worksurfaces with 1 1/4 bowl sink unit and grooved drainer. There is a Leisure range cooker with 4 rings, hot plate and a warming plate and cooker hood set above in a matching oak canopy. There is space for dishwasher and washing machine, space for an american style refridgerator, wall display cabinets with underlighting and wine racks. There is also a window and radiator to the kitchen area, plus electric fuses and the oil central heating boiler and controls, pvc door to the drive.

STORE / CLOAKROOM 5' 8" x 4' 2"

With built in cupboards, tiled floor.

UTILITY ROOM 13' 2" x 4' 2"

With base and wall cupboards, stainless steel sink unit, radiator, pvc window, wall cupboards, space for appliances, electric fuses, tiled floor.

W.C / SHOWER ROOM 10' 0" x 3' 6"

With tiled shower enclosure with Triton shower, hand basin, W.C, opaque pvc window, radiator, tiled floor.





DINING ROOM & LOUNGE 30' 4" x 14' 2" reducing to 10' 11" and widening to 20' 9"

Being a beautifully light and sunny room with a feature brick fireplace with a Jotul log burner (available by separate negotiation), 3 radiators, 2 pvc windows, 2 sets of pvc french doors. There is carpeting to the Lounge area and tiled flooring to the Dining area with exposed brick walls.

SUN LOUNGE 13' 8" x 15' 7"

With vaulted ceiling with 2 pvc Velux skylight windows, lots of opening windows with pvc double doors to the garden, power points, wall lights, lovely views.

LANDING

With radiator access to roof space, pvc window with lovely view and space for a chair to sit and admire it!

BATHROOM 10' 5" x 6' 5"

Re-vamped with shaped bath with screen and 2 shower heads over, hand basin, W.C, opaque pvc window, extractor, polished pine floor boards, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater

BEDROOM 2 14' 9" x 10' 9" maximum including chimney breast.

With pvc window, radiator, polished pine floorboards, T.V point.

EN-SUITE SHOWER ROOM 10' 8" x 3' 3"

With waterproof walling, shower enclosure with 2 shower heads, hand basin unit, W.C, radiator, pvc window with extensive views.

BEDROOM 3 10' 10" x 7' 7" minimum plus large recess.

(takes twin beds) With double doored built in cupboards, radiator, pvc window, wall T,V point and sockets.

2ND LANDING 10' 11" x 6' 9"

With pvc window and radiator, useful office area with telephone point.

BEDROOM 4 13' 0"x 10' 11" maximum reducing to 7' 7"

With pvc window, radiator, polished wood floorboards, T.V point.



MAIN BEDROOM 1 20' 8" x 16' 11" reducing to 15' 9"

To the main area with 4 pvc windows all with lovely extensive rural views, 2 radiators, space for a range of wardrobes (available by separate negotiation), T.V point, polished pine floorboards through to the:-

EN-SUITE SHOWER ROOM 12' 3" x 4' 3"

Re-vamped with large shower enclosure with screen doors, 2 shower heads and waterproof walling, radiator, hand basin, W.C, pvc window with lovely view, shaver point.

OUTSIDE

Double gates lead through to the main drive and parking area, a path and the granite chipped drive extends along the side of the house with exterior lighting. There is a second double gated access to a drive and potential Garage space, a handgate and paths off to a shrubbery, sitting area with rustic gazebo and leading to the front entrance Porch. There are edged paths and ample paved areas, adjacent to the house with lamp post, large shaped lawns, lush rope edged shrub and flower borders, Cabin, Potting Shed, screened oil tank and bio unit. An arch leads to the second area of garden with shaped lawns, rope edged shrub borders, shed, woodland garden, log store tool shed, two wildlife ponds with bridge between, vegetable plot, fruit cage (raspberry, blackcurrant, gooseberry and rhubarb) and fruit trees (per, plum, apple, cherry).

WORKSHOP 16' 0"x 12' 0"

lean to store, power.

POLYTUNNEL 48' 0"x 15' 0"

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2022/23 - £1,953.90

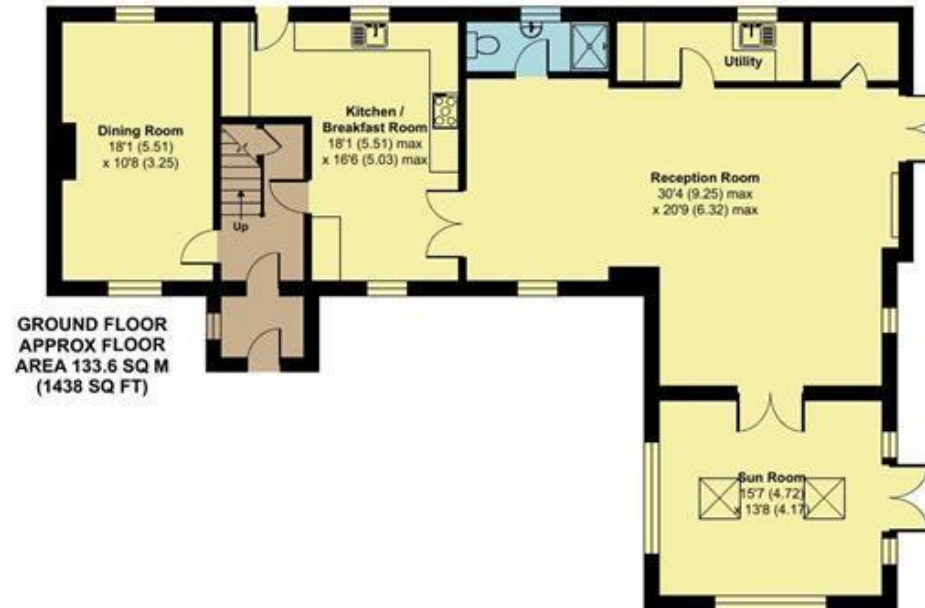
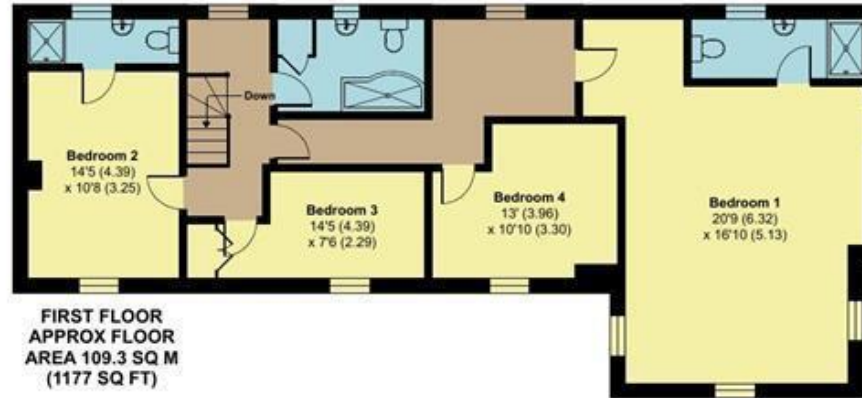




Mill Lane, Burgh Le Marsh, Skegness, PE24

Approximate Area = 2615 sq ft / 242.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2022. Produced for Hunters Property Group. REF: 913221



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

