



7 Springfields Close, Burgh Le Marsh,
Skegness, Lincs, PE24 5FR



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£424,950

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Key Features

- HIGH SPECIFICATION DETACHED HOUSE
- BUILT IN 2022
- PRIME EDGE OF VILLAGE LOCATION
- FABULOUS KITCHEN DINER
- 2 EN-SUITES & FAMILY BATHROOM
- MASTER SUITE TO 2ND FLOOR
- AIR SOURCE CENTRAL HEATING
- EPC RATING B
- FREEHOLD





Springfield is a fabulous development of very high quality, high specification homes set in a prime edge of village location.

Built in 2022, this 5 Bedroom Detached House offers a welcoming Entrance Hall, Lounge, W.C and Dining Kitchen with bi-fold doors to the rear garden. To the first floor are 4 Bedrooms, one En-Suite and a Family Bathroom. The Master Bedroom suite occupies the top floor with an En-suite Shower Room. Air sourced heating, thermal efficient windows, block paved driveway, large Garage and enclosed rear garden. EPC Rating B

LOCATION

Burgh Le Marsh is a much sought after small market town and lies approximately 3 miles to the west of the popular east coast resort of Skegness and fine sandy beaches and within easy driving distance of the picturesque Lincolnshire Wolds and the historic market towns of Spilsby, Louth and Alford.

ACCOMMODATION

Entrance is on the front elevation via a OPEN PORCH with composite door to the:-

ENTRANCE HALL

With pvc window to the side elevation, Italian marble style ceramic flooring with underfloor heating, heating thermostat, stairs to first floor with oak bannister. Double doors open into:-

LOUNGE 4.88m x 4.29m (16ft x 14.1ft)

maximum. With pvc walk in bay window to the front elevation, feature brick fireplace, T.V aerial point, heating thermostat and underfloor heating.

W.C 2.01m x 1.07m (6.6ft x 3.5ft)

With W.C, handbasin in a vanity unit, extractor fan and Italian marble style ceramic flooring with underfloor heating.

DINING KITCHEN 6.38m x 3.33m (20.9ft x 10.9ft)

plus 9'8 (2.95m) x 7' (2.13m) being shaped. Fitted with an extensive range of shaker style base and wall units, worksurfaces with matching upstands, inset sink unit with mixer tap over, integrated dishwasher, built in double oven, ceramic hob with stainless steel cooker hood, central island with cupboards and drawers below, downlights to ceiling, Italian marble style ceramic flooring with underfloor heating, heating thermostat, T.V point, pvc windows to the side and rear elevation, aluminium bi-fold doors to the rear garden. Door to:-

UTILITY ROOM 3.83m x 2.33m (12.6ft x 7.6ft)

With a double base unit and space for washing machine with worksurface over and matching upstand, inset sink unit with mixer tap over, extractor fan, Italian marble style ceramic flooring with underfloor heating, air source heating boiler, hot water cylinder, pvc door to the rear garden and internal door to the Garage.

FIRST FLOOR LANDING

With oak bannister and staircase to the 2nd floor, built in double doored cupboard, radiator, heating thermostat.

BEDROOM 2 3.96m x 4.75m (13ft x 15.6ft)

maximum into bay. With pvc walk in bay window to the front elevation, radiator, T.V point.

EN-SUITE SHOWER ROOM 3.06m x 1.61m (10ft x 5.3ft)

With with walk in shower with glass screen and direct shower, hand basin in a vanity unit, W.C, opaque pvc window to the side elevation, chrome vertical towel radiator, extractor downlights to ceiling.

BEDROOM 3 7.21m x 3.78m (23.7ft x 12.4ft)

With part sloping ceilings and dormer windows to the front and rear elevations, 2 radiators, T.C aerial point.

BEDROOM 4 3.94m x 3.91m (12.9ft x 12.8ft)

With 2 pvc windows to the rear elevation, radiator, T.V aerial point.





BEDROOM 5 2.31m x 2.34m (7.6ft x 7.7ft)

With pvc window to the front elevation, radiator, T.V aerial point.

FAMILY BATHROOM

With panelled bath with direct shower and screen over, hand basin in a vanity unit, W.C with concealed cistern, towel radiator, extractor, downlights to ceiling, pvc window to the rear elevation.

SECOND FLOOR LANDING

With access to eaves storage space, double glazed skylight window.

MASTER BEDROOM 5.13m x 3.51m (16.8ft x 11.5ft)

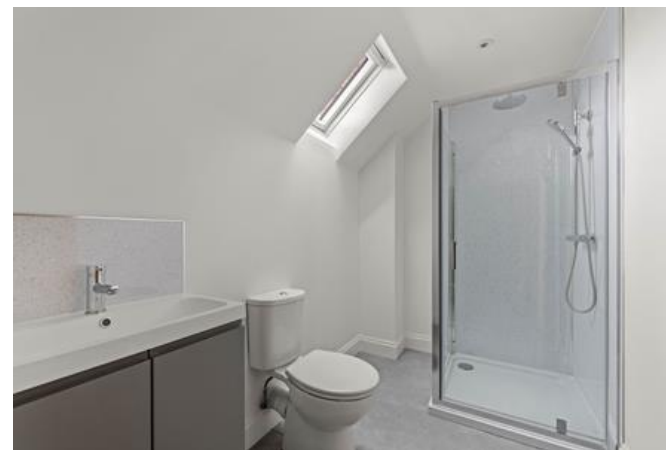
plus 7'10" (2.39m) x 6' (1.83m) being shaped. With part sloping ceilings, 2 double glazed skylight windows, pvc window to the side elevation, access to roof space, eaves storage space, door to:-

EN-SUITE SHOWER ROOM

With shower enclosure with direct shower, large hand basin set in a double doored vanity cupboard, W.C, chrome ladder style towel radiator, extractor fan, spotlights to ceiling, double glazed skylight window and part sloping ceiling.

OUTSIDE

To the front of the property is a lawned garden and a block paved drive leading to the:-



ATTACHED GARAGE 4.95m x 3.89m (16.2ft x 12.8ft)

maximum. With remote controlled vehicle door, light and power.

A gated path leads to the enclosed rear garden which is mainly lawned with paved seating area, cold water tap and exterior lighting.

TENURE

Freehold.

ROADWAY MAINTENANCE

As the roadway will not be adopted, an annual community charge of £295.00 is to be paid by each dwelling to contribute to the upkeep and maintenance of the road and the landscaped areas with the development.

SERVICES

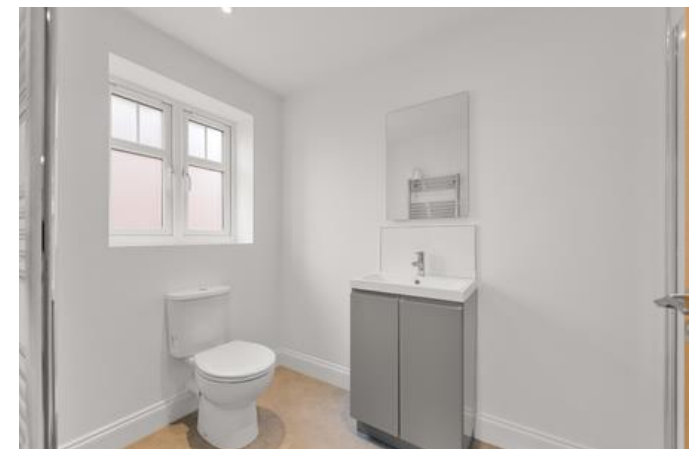
Mains water and electricity are connected to the property. Sewerage is to a Klargester drainage system. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band E - 2023/24 - £2501.00





Ground Floor

Main area: approx. 67.8 sq. metres (729.5 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)



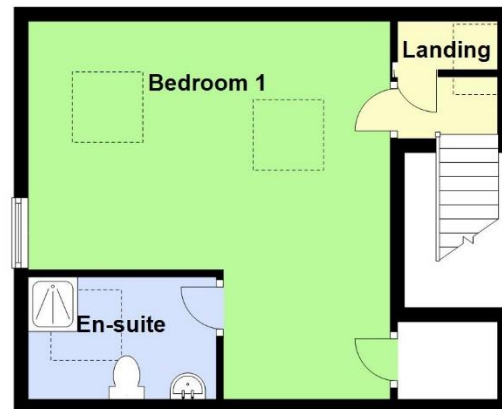
First Floor

Approx. 89.6 sq. metres (964.2 sq. feet)



Second Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Main area: Approx. 189.2 sq. metres (2036.2 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

