



Courtell House, Doubledays Lane,  
Burgh Le Marsh, PE24 5EN



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£578,000 Freehold



## Key Features

- BUILT TO A HIGH STANDARD IN 2016
- BEAUTIFUL 3 BEDROOM PROPERTY
- FABULOUS 39' FT KITCHEN FAMILY ROOM
- MASTER BEDROOM SUITE WITH JULIETTE BALCONY
- GOOD SIZED PLOT
- LOTS OF PARKING, DETACHED GARAGE
- BEAUTIFULLY LANDSCAPED GARDENS
- EPC RATING B





Built to a high standard in 2016 by the present owners, this beautiful 3 bedroom property is situated in the very popular village of Burgh Le Marsh just a short drive to the coast and the picturesque Lincolnshire Wolds. The accommodation comprises a spacious Entrance Hall with oak staircase, ground floor W.C, Lounge with multi-fuel stove, Fabulous xx ft Kitchen and Family Room, Utility Room, Master Bedroom Suite with Juliette Balcony, Dressing Area and En-Suite Shower Room, 2 further Bedrooms and a family Bathroom. On a good sized plot with granite chipped frontage proving lots of parking leading to a Detached Garage and with beautifully landscaped gardens to the rear. Heating is via an air source heat pump with underfloor heating throughout. Viewing is essential to appreciate this spacious and well laid out family home. EPC Rating B.

### ACCOMMODATION

Entrance is on the front elevation via a composite door with apex window above and side screens to the:-

### RECEPTION HALL

8.07m x 3.28m (26'6" x 10'10")

Being a stunning entrance with oak staircase and glazed panels to the first floor, tiled floor.

### LIVING ROOM

5.80m x 4.74m (19'0" x 15'7")

With pvc sash windows to the front and rear elevations, feature fireplace with multifuel stove on a tiled hearth with brick back and wood mantle, oak wooden flooring.

### W.C

With traditional style W.C, vanity unit with marble top and inset sink unit, part tiled walls, tiled floor.

### SIDE PORCH

With composite door, tiled floor.

### UTILITY ROOM

2.41m x 1.44m (7'11" x 4'8")

With storage units, plumbing for washing machine, tiled floor, pvc sash window to the side elevation.

### KITCHEN & FAMILY ROOM

11.94m x 6.00m (39'2" x 19'8")

Providing a fabulous space for open plan family living and entertaining with 2 sets of bifold doors opening onto the side and rear gardens, 2 pvc sash windows to the side elevation, a pvc sash window to the front elevation with built in seating and tiled flooring.

The beautifully fitted Kitchen is fitted in a traditional style with base and wall units including tall cupboards, glazed displays, and pan drawers, granite worksurfaces with matching upstands, feature canopy with cupboards and drawers, concealed extractor and granite back housing an Aga.

There is a large central island with granite worksurfaces and inset belfast sink with traditional style taps and hot tap, integrated wine fridge, integrated dishwasher and breakfast bar seating to one side.

### FIRST FLOOR LANDING

With a galleried landing with high ceiling and feature oak beam.

### MASTER BEDROM SUITE

5.85m x 4.09m (19'2" x 13'5")

With a vaulted ceiling with decorative oak beams, a feature glazed gable end with french doors, side and top screen opening to a Juliette Balcony, Velux window to the side elevation, access to eaves storage space, door to:-

### EN-SUITE SHOWER ROOM

3.51m x 1.16m (11'6" x 3'10")

With tiled shower enclosure with glazed screen door, vanity unit with inset hand basin and W.C with concealed cistern, Velux window to the side elevation, tiled floor.

### DRESSING AREA

2.41m x 2.27m (7'11" x 7'5")

With access to eaves storage space.





## BEDROOM 2

5.80m x 4.86m (19'0" x 15'11")

With vaulted ceiling, pvc sash windows to the front and rear elevations with window seats.

## BEDROOM 3

4.34m x 3.04m (14'2" x 10'0")

With vaulted ceiling and decorative oak beam, pvc sash window to the front elevation, Velux window to the rear elevation.

## FAMILY BATHROOM

3.28m x 3.17m (10'10" x 10'5")

With freestanding oval bath and floor standing mixer tap, shower enclosure with glazed screens and direct shower, a range of furniture with inset sink unit and W.C with concealed cistern, heated towel radiator, part tiled walls and tiled floor, vaulted ceiling with decorative beam, 2 Velux skylight windows.

## OUTSIDE

The property is approached via a curved brick wall with pillars opening onto a large granite chipped driveway providing ample parking and leading around the side of the house to a:-

## DETACHED GARAGE

With vehicle door, side personnel door, light and power.

The enclosed rear garden includes a large lawned area with a wrap around paved patio seating area and inset trees and shrubs.



## TENURE

Freehold.

## SERVICES

The property has mains (gas) electricity, water and drainage connected. Heating is via a air source heat pump and underfloor heating throughout.

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 E - 2024/25 - £2,615.75

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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**Ground Floor**

Approx. 119.7 sq. metres (1288.2 sq. feet)



**First Floor**

Approx. 105.0 sq. metres (1130.4 sq. feet)



Total area: approx. 224.7 sq. metres (2418.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

