



Strawberry View, Wainfleet Road,
Burgh Le Marsh, PE24 5AH



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£675,000 FREEHOLD



Key Features

- SPACIOUS & VERSATILE FAMILY HOME
- BUILT IN 2018
- POTENTIAL TO ADAPT TO 7 BEDROOMS OR SELF CONTAINED ANNEXE
- DOUBLE GARAGE, LARGE DRIVEWAY
- GOOD SIZED REAR GARDEN
- 1/3 ACRE PLOT
- LARGE KITCHEN & FAMILY ROOM
- EPC RATING B
- COUNCIL TAX BAND F





NO CHAIN. Built by the current owners in 2018 to a very high standard, this 5 Bedroom Detached House offers versatile family accommodation and could easily be adapted to provide 7 Bedrooms or have the benefit of a self contained Annexe by converting the Garage and the rooms adjacent. Located in the very popular village of Burgh le Marsh this beautiful family home comprises of a Spacious Reception Hallway, formal Lounge with Multi fuel burner, Office, Large open plan Kitchen and Family Room with doors out to the rear garden, Utility Room, ground Floor Bathroom and a Lobby with second staircase leading to a Man cave above the Garage. To the first floor is a Master Bedroom with En-suite, 2 further Double Bedrooms and a Family Bathroom and there is a large Bedroom and Sitting Room to the second floor. Occupying a good sized plot sited in 1/3 acre with parking for several vehicles, a Double Garage and a lawned rear garden. Viewing is highly recommended to appreciate the presentation and flexibility of accommodation. EPC Rating B

LOCATION

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

Local amenities include a doctors surgery, good primary school, Co-op foodstore, pubs, food outlets, hairdressers and a regular bus service between Skegness and Lincoln.

ACCOMMODATION

Entrance is on the front elevation via a composite door with glazed side panels leading to the:-

HALLWAY

With wood flooring, downlights to ceiling, staircase leading to the first floor with an impressive view right up to the second floor.

OFFICE 4.80m x 1.95m (15'8" x 6'5")

With two windows to the front elevation, wooden flooring, multi-internet connection hub.

LOUNGE 6.31m x 4.80m (20'8" x 15'8")

With two windows to the side elevation, large feature brick fireplace surround with wooden mantle, tiled hearth and multi-fuel stove, patio doors leading out to the rear garden.

KITCHEN & FAMILY ROOM

Providing a light and spacious family living area and ideal for entertaining. With wooden flooring throughout pvc sliding patio doors leading out the garden and divided into the following three areas:-

DINING AREA 4.18m x 3.71m (13'8" x 12'2")

With lovely views out towards the garden.

LIVING AREA 4.82m x 4.18m (15'10" x 13'8")

With feature brick fireplace with wooden mantle and inset multi fuel stove.

KITCHEN 4.82m x 4.29m (15'10" x 14'1")

Being beautifully fitted with a range of modern custom made base and wall unit with contrasting worksurfaces and matching splashbacks, inset composite sink unit with instant hot water tap over and water filter system, integrated dishwasher, 2 windows to the front elevation overlooking the drive. A central island with cupboards provides breakfast bar seating and houses an induction hob. A feature wall with backlighting and drawer units to compliment the worksurfaces houses a Neff fan oven, Neff steam oven and a Neff Microwave, full height fridge and full height freezer.

UTILITY ROOM 3.94m x 3.66m (12'11" x 12'0")

With base units and worksurfaces to match the kitchen, composite sink unit, two cupboards providing space for a washing machine and dryer, windows to the front and rear elevation, door to the rear elevation.





BOILER ROOM 2.36m x 2.00m (7'8" x 6'7")

Housing the Worcester combi gas central heating boiler, underfloor heating manifold and water softener system.

BATHROOM 2.33m x 1.83m (7'7" x 6'0")

Fitted with a panelled bath with electric shower and screen over, pedestal hand basin, W.C, tiled walls, vertical towel radiator, high level window to the side elevation.

SIDE ENTRANCE LOBBY 3.51m x 2.53m (11'6" x 8'4")

With door to Garage, second staircase with feature brick walls, oak hand rails and vaulted ceiling with Velux window leading to the:

MAN CAVE / BEDROOM 5 6.46m x 4.17m (21'2" x 13'8")

Suitable for a variety of different uses this room would lend itself to a home office, gymnasium, cinema room or a 5th Bedroom. Being located above the garage With 2 dormer windows to the front elevation.

FIRST FLOOR GALLERIED LANDING

With oak bannister, window to the front elevation, double doored storage cupboard, 2 radiators, stairs leading up to the second floor.

MASTER BEDROOM SUITE 8.48m x 4.80m (27'10" x 15'8")

Maximum. With dual aspect windows to the front and rear elevations, 3 radiators. This room could be divided to form a Dressing Room or an additional Bedroom if required.

EN-SUITE BATHROOM 2.99m x 2.34m (9'10" x 7'8")

Beautifully fitted with a panelled bath, large shower enclosure with glass screen doors, hand basin in a vanity unit, W.C, tiled walls, pvc window to the rear elevation.

BEDROOM 2 4.09m x 4.06m (13'5" x 13'4")

With two windows to the front elevation, radiator.

BEDROOM 3 4.23m x 3.89m (13'11" x 12'10")

With window to the rear elevation, radiator.



FAMILY BATHROOM 2.97m x 2.82m (9'8" x 9'4")

Beautifully fitted with a panelled bath, large shower enclosure with glass screen doors, hand basin in a vanity unit, W.C, tiled walls, pvc window to the rear elevation, chrome ladder towel radiator.

SECOND FLOOR LANDING

With door to:-

BEDROOM 4 & SITTING ROOM 12.00m x 5.20m (39'5" x 17'1")

maximum overall. Being a large room to the top floor partly divided into two areas measuring approximately 17'1" x 15'11" (5.20m x 4.86m) and 19'8" x 17'1" (6.01m x 5.20m). With potential to separate into two further Bedrooms or an ideal teenagers bedroom with living area. There are two windows to the rear elevation, multiple radiators.

OUTSIDE

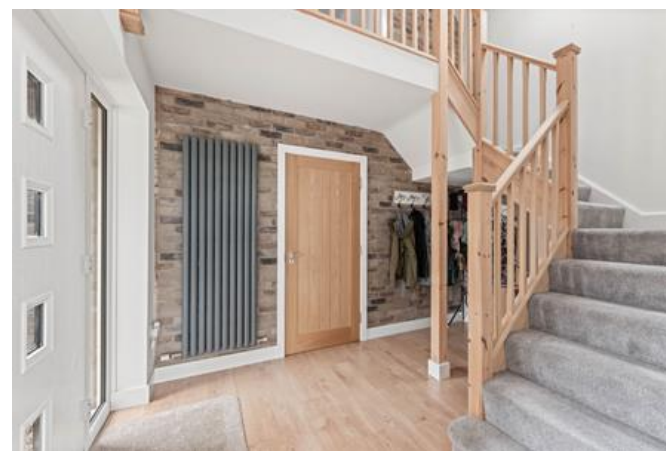
The property is approached by a sweeping gravelled drive bordered by a decorative brick wall with double vehicle gates and a pedestrian hand gate. There are edged lawned garden areas with shrub beds and inset trees.

DOUBLE GARAGE 6.48m x 5.81m (21'4" x 19'1")

With two electric remote controlled doors, window to the side elevation and door to the rear.

REAR GARDEN

The rear garden is mainly lawned with planted borders, raised beds and patio seating areas and a covered verandah ideal for storing logs with a door leading to the Utility Room.





TENURE

Freehold.

SERVICES

The property has mains gas, electricity and water connected. Drainage is via a sewage treatment plant. Heating is via a gas central heating boiler served by radiator and underfloor heating to the ground floor.

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 F - 2024/25 - £3091.34

NB

Items furniture can be included in the sale by separate negotiations.

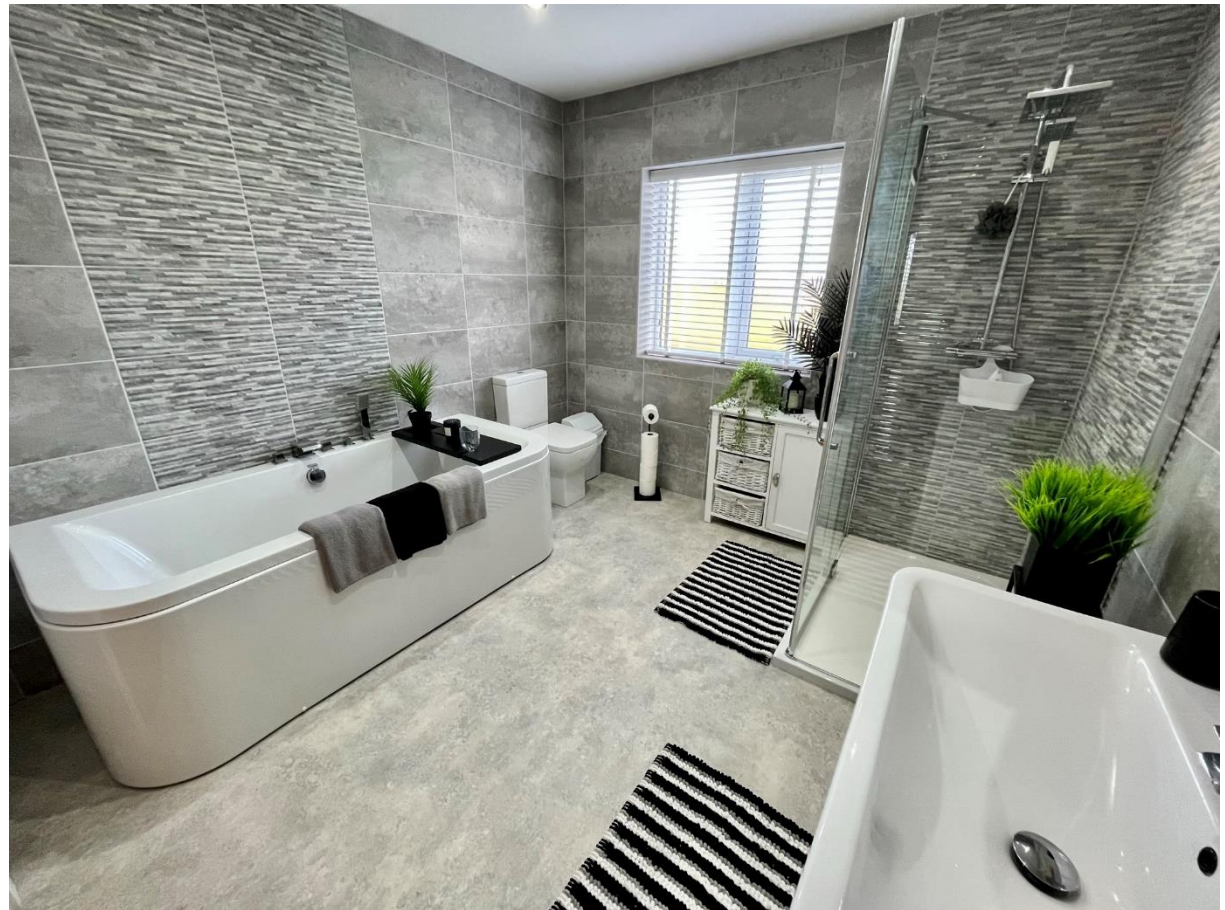
AGENTS NOTES

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ADDITIONAL FLOOR PLANS

The current owners have provided us with floorplans showing how the property could be altered to provide Self Contained Annexe Accommodation by converting the Garage and utilising the rooms attached and above (Side Lobby, Utility Room, Bathroom and Man Cave to the first floor.





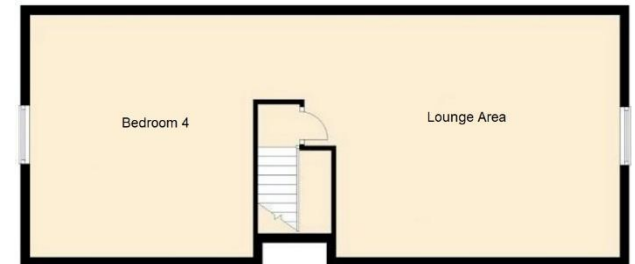
Ground Floor



First Floor



Second Floor



Please note: This floor plan is only to give an indication of the layout and thus has not been drawn to scale.
Plan produced using PlanUp.

ADDITIONAL FLOOR PLANS

The areas highlighted in green show how the property can be easily adapted as follows:-

Ground Floor Plan

This two storey section of the property could be used as an Annexe with its own front and rear doors and a simple conversion of the double garage to create a Lounge.

First Floor Plan

The current Master Bedroom could be easily split into two rooms to create another double bedroom.

Alternatively, a separate Dressing Room could be added to create a Master Bedroom Suite.

Second Floor

The whole of the top floor could be divided into two Bedrooms with a Shower Room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

