



The Rise, Hall Lane, Burgh Le Marsh
Skegness, Lincs, PE24 5AQ



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Freehold

£400,000



Key Features

- NO CHAIN
- SPACIOUS MODERN HOUSE
- SOUGHT AFTER VILLAGE
- INDIVIDUALLY DESIGNED
- 20' LOUNGE, CONSERVATORY
- 24' BESPOKE FARMHOUSE KITCHEN
- EN-SUITE MASTER BEDROOM
- 20' CAR PORT, 22' GARAGE
- EPC RATING C





NO CHAIN. A spacious modern family house situated on the edge of the sought after village of Burgh Le Marsh and being just a short drive from the coastal resort of Skegness and the picturesque Lincolnshire Wolds. This individual "self build" property comprises Entrance hall, W.C, 20' Lounge, 24' bespoke farmhouse style Dining Kitchen, Utility Room, Conservatory, Master Bedroom with En-Suite Bathroom, 3 further Bedrooms and a family Bathroom. Externally there are lawned front and rear gardens, a 20' car Port and 22' Garage. The property benefits from pvc double glazing and gas central heating. Viewing is essential. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a pvc double glazed door with side screens to the:-

ENTRANCE HALL

With radiator, built in storage cupboard and stairs leading off with further storage under.

W.C

With W.C, hand basin with tiled splashback, radiator.

LOUNGE

6.33m x 3.84m (20'10" x 12'7")

With glazed french doors opening from the Hallway, pvc windows to the front and side elevations, feature brick fireplace with wooden mantle and inset multi fuel stove, 2 radiators, T.V aerial point.

DINING KITCHEN

7.34m x 4.26m (24'1" x 14'0")

Beautifully fitted with a range handmade farmhouse style base and wall units with woodblock worksurfaces and upstands, twin bowl butlers sink with traditional mixer tap over, Rangemaster Noir cooking range comprising a five burner hob, double oven and plate warmer with tiled back and chimney extractor hood above, decorative glazed display cabinets, wine rack and plate rack, integrated fridge freezer, integrated dishwasher, central island unit with matching wood block top and open displays, tiled floor, pvc window and pvc door to the rear elevation, french doors leading to the Conservatory.

UTILITY ROOM

1.98m x 1.58m (6'6" x 5'2")

With base units with worksurface above and tiled splashbacks, inset single drainer sink unit with mixer tap, plumbing for washing machine, tiled floor.

CONSERVATORY

3.65m x 3.23m (12'0" x 10'7")

Of pvc construction with low brick wall, pvc windows with top openers and pvc doors leading out to the rear garden, radiator, T.V aerial point, air-conditioning unit.

FIRST FLOOR LANDING

With large built in airing cupboard housing the hot water cylinder and shelving, access to roof space with pull down ladder which has mainly been boarded to provide storage, being approx 35' long and would lend itself to further living accommodation (subject to any necessary consents).





BEDROOM 1

3.71m x 3.83m (12'2" x 12'7")

extending to 16'4" (4.99m) into dormer. With pvc window to the front elevation, radiator.

EN-SUITE BATHROOM

2.77m x 2.49m (9'1" x 8'2")

Fitted with a corner bath with traditional style mixer tap and hand held shower attachment, pedestal hand basin, W.C, heated towel radiator, built in cupboard, extractor fan, wall tiling to half height.

BEDROOM 2

4.05m x 2.46m (13'4" x 8'1")

extending to 14'2" (4.32m) With pvc window to the rear elevation, radiator.

BEDROOM 3

2.89m x 3.20m (9'6" x 10'6")

extending to 15'9" (4.84m) With pvc window to the front elevation, radiator.

BEDROOM 4

2.49m x 1.98m (8'2" x 6'6")

extending to 11'9" (3.62m) With pvc window to the front elevation, radiator.

BATHROOM

3.59m x 4.32m (11'10" x 14'2")

maximum. With a four piece suite comprising a panelled bath in a tiled surround, tiled shower enclosure with direct shower, pedestal hand basin, W.C. pvc window, heated towel radiator.

OUTSIDE

To the front is a lawned garden with flower beds and a decorative low brick wall.

A block paved driveway provides parking for several vehicles and leads to a:-



CAR PORT

6.09m x 3.29m (20'0" x 10'10")

maximum. Being integral to the house and leading to the:-

INTEGRAL GARAGE

6.73m x 2.98m (22'1" x 9'10")

With up and over vehicle door, light and power connected, wall mounted Worcester gas central heating boiler, pvc door to the side elevation.

A pathway to the side of the house leads around to the rear garden which is predominately laid to lawn and includes paved patio seating area, shrub beds and a greenhouse.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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

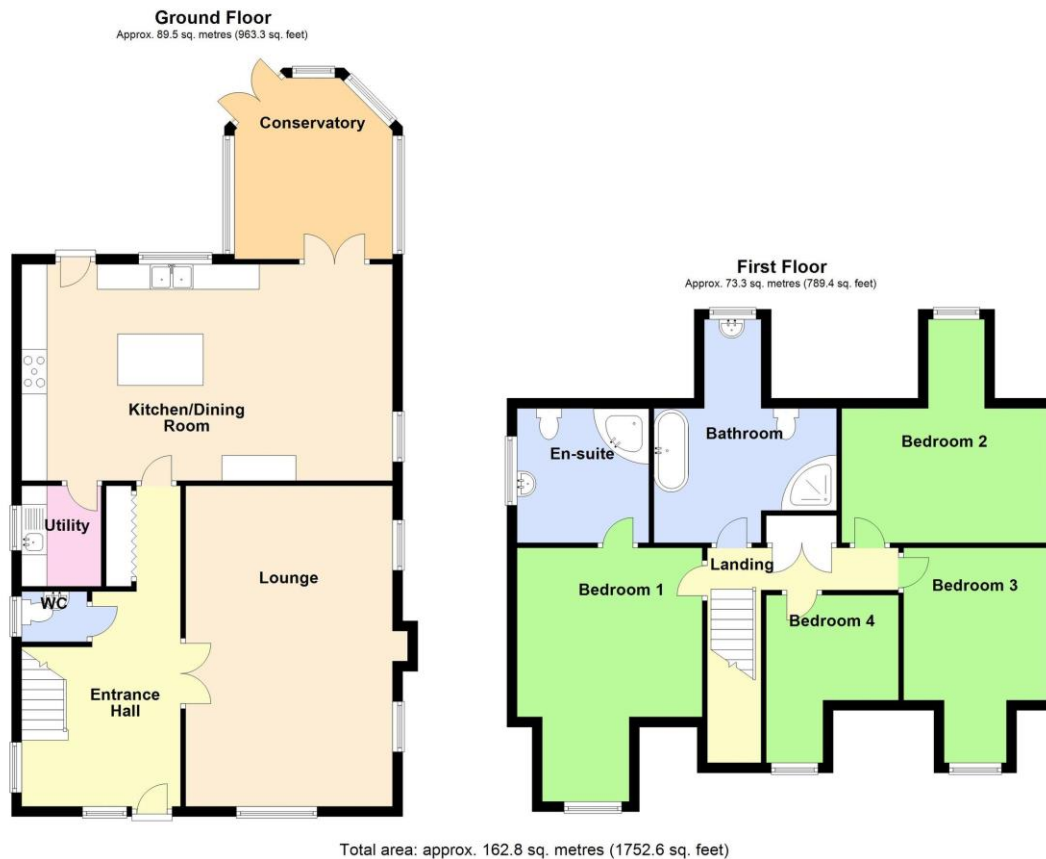
Charging Authority – East Lindsey District Council
Band E- 2024/25 - £2615.75

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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