



Willow Cottage, Ingoldmells Road,
Burgh Le Marsh, Skegness, Lincs, PE24 5HE



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£550,000 FREEHOLD



Key Features

- ESCAPE TO THE COUNTRY !
- NO NEAR NEIGHBOURS
- TWO EN-SUITES & FAMILY BATHROOM
- 3 BEDROOMS TO GROUND FLOOR
- IMPRESSIVE LIVING ROOM WITH VAULTED CEILING & INGLENOOK
- DOUBLE GARAGE & OUTBUILDINGS
- PANORAMIC FARMLAND VIEWS
- EPC RATING E
- COUNCIL TAX BAND E





Standing in a plot of just under one acre of beautifully lawned grounds with panoramic farmland views in a pleasant rural location just a short drive from the popular village of Burgh Le Marsh. This spacious 4/5 Bedroom Detached Bungalow has many lovely features including beamed ceilings and 2 brick inglenooks. The accommodation comprises Entrance Hall, W.C, Kitchen with Rayburn range, Snug, Utility Room, Large Living and Dining Room, Conservatory. There are 3 Bedrooms to the ground floor, one having an En-Suite and a spacious family Bathroom. To the first floor is a further En-Suite Bedroom and a Hobby Room/Bedroom 5. Benefiting from a double Garage block, further single Garage and a Workshop. Must be viewed to appreciate the size and location. EPC Rating E

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 pvc door to the:-

HALLWAY

With radiator.

W.C

With W.C and hand basin.

KITCHEN 12'3" x 15'9" (3.7m x 4.8m)

Fitted with a range of base and wall units with wood block worksurfaces and tiled splashbacks, glazed and open display cupboards, inset ceramic sink unit with mixer tap over, built in oven with ceramic hob and extractor hood above, space and plumbing for dishwasher, space for fridge, recess for microwave, breakfast bar seating area, feature beams to ceiling, pvc window to the rear elevation, radiator.

The main feature is a beautiful brick inglenook fireplace with inset Rayburn stove comprising 2 ovens, 2 hot plates and which provides hot water and central heating. Brick arched opening either side of the inglenook leads to the:-

SNUG 3.11m x 6.12m (10'2" x 20'1")

With pvc window to the front elevation, radiator, feature beams to the ceiling, wooden staircase to the Hobby Room / Bedroom 5, door to the:-

UTILITY ROOM 9'8" x 9'7" (2.9m x 2.9m)

With wall cupboard, and base unit with worksurface over, further worksurface with two appliance spaces, tiled floor, radiator, pvc windows and pvc door to the rear garden, opaque polycarbonate roof.

LIVING & DINING ROOM 6.2m x 7.95m (20'4" x 26'1")

With a stunning Inglenook fireplace with wooden mantle, lighting and an inset lpg gas coal effect fire, feature beams to a vaulted ceiling, laminate flooring, radiator, pvc french doors to the front elevation and two further sets of pvc french doors to the:-

CONSERVATORY 9'7" x 25'5" (2.9m x 7.7m)

On a low brick base with pvc windows and pvc doors opening onto the rear garden, opaque polycarbonate roof, exposed brick wall, radiator.

HOBBY ROOM / BEDROOM 5 2.96m x 7.4m (9'8" x 24'4")

To the first floor and with stairs from the snug. With 2 wooden Velux windows, radiator, door to eaves storage space which houses the hot water cylinder.

BEDROOM 1 10'11" x 14'9" (3.3m x 4.5m)

With pvc window to the side elevation, electric storage heater, a range of built in wardrobes to one wall, door to:-

EN-SUITE BATHROOM 5'11" x 8'2" (1.8m x 2.5m)

With a 'P' shaped bath with direct shower and curved screen over, pedestal hand basin, W.C, tiled walls and floor, pvc window to the rear elevation, heated towel radiator.





INNER HALL

With electric storage heater, feature coloured leaded glazed round window, open tread staircase to Bedroom 4.

FAMILY BATHROOM 11'6" x 13'4" (3.5m x 4.1m)

Fitted with a corner bath, pedestal hand basin, W.C, large walk in corner shower enclosure with Mira electric shower and wet wall panelling, double doored built in cupboard, tiled walls, pvc window to the front elevation, radiator.

BEDROOM 2 10'0" x 11'10" (3m x 3.6m)

With pvc window to the side elevation, electric storage heater.

BEDROOM 3 10'10" x 11'10" (3.3m x 3.6m)

With pvc window to the front elevation, electric storage heater.

BEDROOM 4 10'6" x 18'3" (3.2m x 5.6m)

(first floor) With pvc window to the front elevation, Skylight window to the side elevation, vaulted ceiling, wall mounted electric heater, lots of useful eaves storage space and door to:-

EN-SUITE SHOWER ROOM 8'8" x 10'7" (2.6m x 3.2m)

With shower enclosure with mains shower, W.C, pedestal hand basin, built in cupboard, sky light window.

OUTSIDE

The property is approached via a a sweeping gravel drive with wooden vehicle gate leading to a block paved parking area and a:-

DOUBLE GARAGE 17'10" x 28'10" (5.4m x 8.8m)

With two roller shutter electric vehicle doors, light and power connected, pvc window and personnel pvc door.

GARDENS

The property stands in just under an acre of beautifully lawned gardens with fruit trees to include, plum, pear, cooking and eating apples and blackberry bushes, mature hedging and a stock proof fence to the rear boundary.

Due to the rural location of the property an abundance of wildlife can be seen and the current vendors have enjoyed photographing deer, woodpecker and barn owls.



To the side of the bungalow is a paved and concreted area with:-

WORKSHOP

In two sections and being 8'10" x 13'5" and 6'7" x 14', with light and power.

SECTIONAL GARAGE 14'2" x 16'6" (4.3m x 5m)

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via a solid fuel Rayburn and electric storage heating. Drainage is to a private system.

The property benefits from a Security system.

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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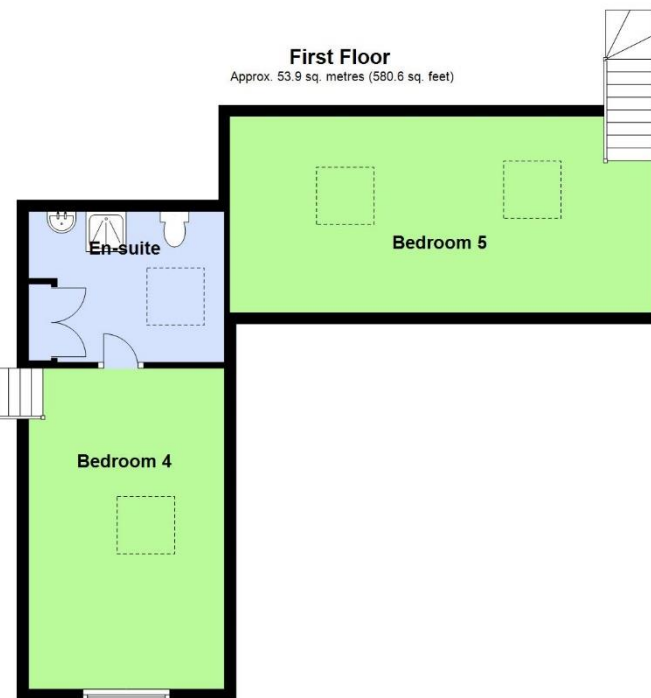


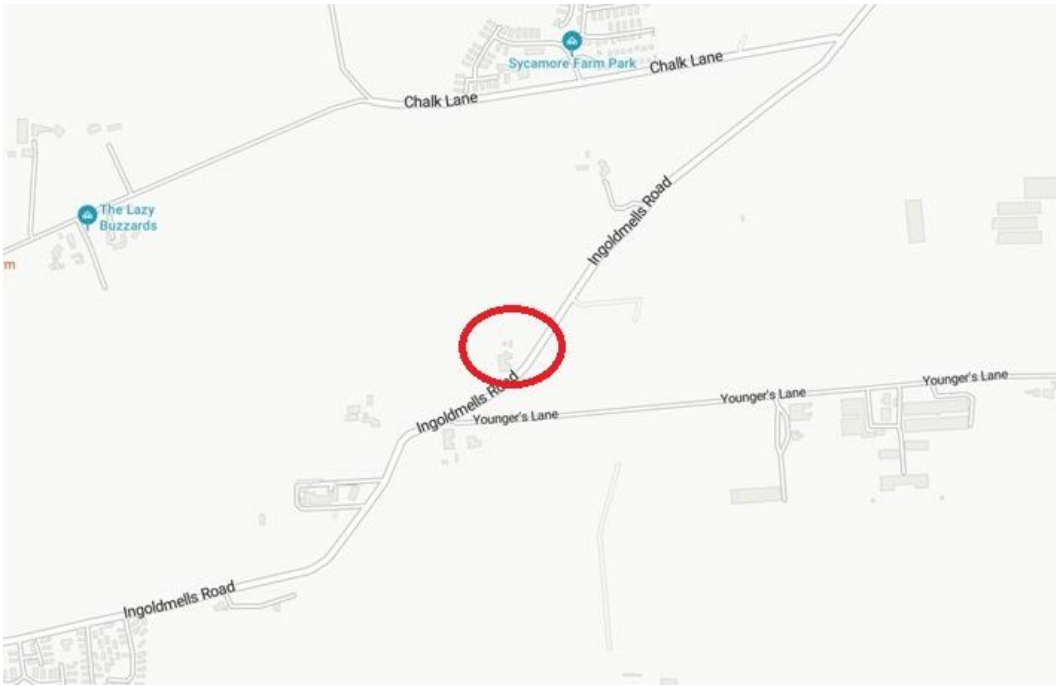


Ground Floor
Approx. 197.4 sq. metres (2124.6 sq. feet)



First Floor
Approx. 53.9 sq. metres (580.6 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

