



Inglenook Lodge, Doubledays Lane,
Burgh Le Marsh, PE24 5EN



3



2



3

Freehold

£375,000



Key Features

- SPACIOUS & WELL MAINTAINED
- 3 BEDROOMS & CONSERVATORY
- MASTER BED WITH EN-SUITE
- UTILITY ROOM, OFFICE & STORE
- DRIVEWAY WITH AMPLE PARKING
- GOOD SIZED REAR GARDEN
- EPC RATING A
- COUNCIL TAX BAND D





A spacious and well maintained 3 Bedroom Detached Bungalow situated in the very popular village of Burgh Le Marsh just a short drive to the coast and picturesque Lincolnshire Wolds. The accommodation comprises, Entrance Hall, Kitchen, Dining Room, Lounge, Conservatory, Bathroom and Master Bedroom with En-suite Shower Room. The former Garage now provides a Utility Room, Office and Store. There is a block paved drive offering parking for several vehicles and a good sized rear garden. Viewing is highly recommended. The property benefits from oil fired central heating, pvc double glazing and 14 Solar Panels. EPC Rating A.

ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with pitched tiled roof and pvc entrance door leading to the:-

ENTRANCE HALL

being 'L' shaped. With 2 radiators, built in cloaks cupboard., wood effect flooring.

KITCHEN

4.17m x 2.97m (13'8" x 9'8")
Fitted with base and wall units, worksurfaces with tiled splashbacks, a bank of tall units housing a built in oven and microwave with pan drawers below, induction hob with chimney canopy above, inset sin unit with mixer tap over, integrated dishwasher, tiled floor, radiator, pvc window overlooking and pvc door opening to the rear garden.

DINING ROOM

3.98m x 2.98m (13'1" x 9'10")

With exposed brick wall, radiator, opening to the:-

CONSERVATORY

3.85m x 3.71m (12'7" x 12'2")

Of pvc construction set on a low brick wall with pvc french doors opening to the rear garden, pvc solid ceiling with fan/light, radiator.

LIVING ROOM

6.11m x 3.96m (20'0" x 13'0")

With pvc bow window to the front elevation with deep sill, lovely brick inglenook fireplace, 2 radiators.

BATHROOM

2.68m x 2.48m (8'10" x 8'1")

Fitted with a panelled bath, pedestal hand basin, W.C, shower enclosure with folding screen doors, tiled floor, built in airing cupboard with integral radiator, opaque pvc window to the front elevation.

BEDROOM 1

4.57m x 2.87m (15'0" x 9'5")

With pvc window to the rear elevation, radiator, a range of built in pine wardrobes to one wall.

EN-SUITE SHOWER ROOM

With shower enclosure, W.C, hand basin, opaque pvc window to the rear elevation

BEDROOM 2

3.45m x 3.02m (11'4" x 9'11")

With pvc window to the rear elevation, radiator.





BEDROOM 3

2.94m x 2.82m (9'7" x 9'4")

With pvc window to the rear elevation, radiator, built in wardrobe.

SIDE LOBBY

With pvc window and door to the side elevation, radiator, tiled floor, door to:-

FORMER DOUBLE GARAGE

The former garage still has the up and over electric doors in place but has now been partitioned into 3 rooms as follows:-

UTILITY ROOM

5.2m x 2.31m (17'1" x 7'7")

With base units with worksurfaces over, space and plumbing for washing machine, space for dryer, stainless steel sink unit, floor standing Worcester oil fired central heating boiler, opaque pvc window to the side elevation, door to

STORE

2.6m x 3.14m (8'6" x 10'4")

With light and power connected.

OFFICE

2.5m x 3.14m (8'2" x 10'4")

With access to roof space, light and power connected.

OUTSIDE

The bungalow is bordered by a brick wall with wrought iron vehicle gates opening onto a tarmac driveway providing ample parking and a walled raised shrub bed.

Gates either side of the property lead around to the good sized private lawned rear garden which includes a block paved patio area for seating, majority lawned, timber garden shed, oil tank.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators.

The property benefits from 14 Solar Panels upon which the airspace above the south facing roof is held under Lease for a term of 25 years from 2015.

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 D - 2025/26 - £2,209.26

AGENTS NOTES

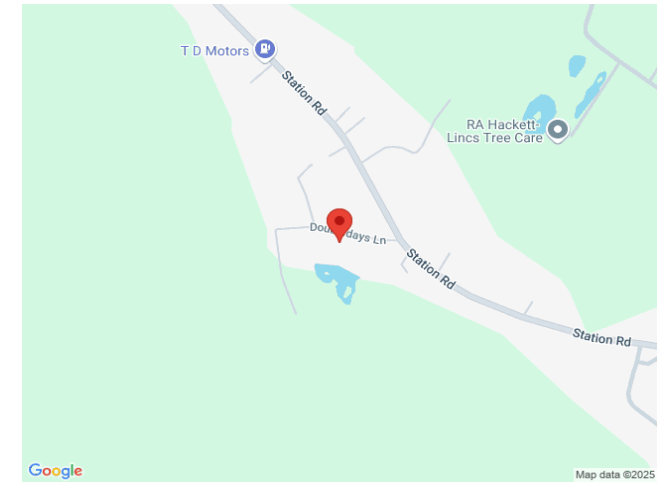
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot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





Floorplan



Score	Energy rating	Current	Potential
92+	A	93 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk