



Willow Lodge, Hall Lane, Burgh Le Marsh,  
Skegness, Lincs, PE24 5AQ



4



2



3



£495,000 Freehold



4



2



3

## Key Features

- Beautiful Modern House
- Built In 2023
- Many Improvements Made
- Lounge & Dining Room with Log Burner
- Kitchen & Utility
- Snug & Garden Room
- Fitted Wardrobes to Bedrooms
- Re-fitted En-Suite & Family Bathroom
- Car Port & Garage
- Ample Parking for at Least 4 Cars
- EPC Rating B



A beautiful modern detached house situated in the heart of the popular Village of Burgh Le Marsh built in 2023 and improved by the current owners to provide spacious and versatile family living.

The accommodation comprises Entrance Hall, Cloakroom, Lounge & Dining Room with log burner, stylish fitted Kitchen and Utility Room, Garden Room and Snug. To the first floor are 4 Bedrooms all fitted with Hammonds built in furniture and a stylishly re-fitted En-Suite and Family Bathroom. There are landscaped gardens to the front and rear, block paved parking area, further block paved parking with Car Port and EV Charger and a Hot Tub. The property benefits from pvc sash windows, gas central heating and a CCTV system. Viewing is essential to appreciate this ready to move into luxury family home. EPC Rating B









## ACCOMMODATION

Entrance is on the front elevation via a composite door with glazed side panels and a covered Porch opening to the:-

## RECEPTION HALLWAY

With a stylish oak and glass staircase to the first floor with cupboard below, downlights to ceiling, Karndean flooring, radiator.

## SNUG

3.27m x 3.93m (10'8" x 12'11")

With pvc sash window to the front elevation, media wall units with display shelving, downlighting and inset feature electric fire, radiator.



## LOUNGE & DINING ROOM

9.67m x 3.56m (31'8" x 11'8")

With a pvc sash window to the front elevation, feature fireplace with inset log burner and wood effect mantle, coving to ceiling, pvc french doors to the dining area opening onto the rear garden, radiator, Karndean flooring following through to the:-

## KITCHEN

4.05m x 3.05m (13'4" x 10'0")

Beautifully fitted with a range of shaker style base and wall cabinets with granite worksurfaces and upstands, inset 1 1/2 bowl sink unit with hot tap over, integrated fridge and freezer, integrated dishwasher, Neff 4 ring gas hob with chimney extractor hood above, tall unit housing a Neff double oven, modern vertical radiator, downlights to coved ceiling, 2 pvc sash windows to the rear elevation with granite window sills, door to:-

## UTILITY ROOM

2.13m x 1.94m (7'0" x 6'5")

Fitted to match the kitchen with base and wall units, granite worksurfaces and upstands, inset sink unit with mixer tap over, plumbing for washing machine, space for dryer, concealed gas central heating boiler, Karndean flooring, radiator, pvc sash window to the rear elevation, pvc door to the side elevation, door to:-



## CLOAKROOM

With W.C, hand basin in a vanity unit, radiator, opaque pvc window to the side elevation, radiator, extractor fan.

## GARDEN ROOM

4.53m x 4.34m (14'11" x 14'2")

With a feature vaulted ceiling with downlighting and central pendant light, pvc windows to the side and rear elevation overlooking the garden, built in Hammonds media unit to one wall with cupboards and drawers below, pvc french doors opening onto the rear garden, air conditioning unit, door to the Garage.

## FIRST FLOOR LANDING

With an open galleried landing with oak rails and glass balustrade, downlights to coved ceiling, access to roof space which is boarded with pull down ladder, pvc sash window to the front elevation.

## BEDROOM 1

5.95m x 3.58m (19'6" x 11'8")

With pvc window to the rear elevation, a range of Hammonds built in wardrobes to one wall, radiator, air conditioning unit, door to:-

## EN-SUITE BATHROOM

3.19m x 2.54m (10'6" x 8'4")

Beautifully re-fitted with a freestanding bath, walk in shower enclosure with glass screen and direct shower, wall mounted vanity unit with counter top hand basin, wet room wall panelling, radiator, heated towel radiator, built in cupboard, Velux skylight window, tiled floor.

## BEDROOM 2

3.42m x 3.09m (11'2" x 10'1")

With a pvc sash window to the front elevation, a range of Hammonds built in wardrobes with drawers and dressing table recess, air conditioning unit, radiator.

## BEDROOM 3

3.59m x 2.93m (11'10" x 9'7")

With a pvc sash window to the front elevation, a range of Hammonds built in wardrobes with drawers, air conditioning unit, radiator.







## BEDROOM 4

3.55m x 2.34m (11'7" x 7'8")

With a pvc sash window to the rear elevation, a range of Hammonds built in wardrobes, radiator.

## FAMILY BATHROOM

3.17m x 2.04m (10'5" x 6'8")

Stylishly fitted with a bath, hand basin in a vanity unit, corner shower enclosure with direct shower, W.C. Wetroom wall panelling, tiled floor, vertical towel radiator, pvc sash window to the rear elevation.

## OUTSIDE

The property is approached over a block paved entrance with landscaped garden borders which is shared with the neighbouring house and leads to a block paved parking area to the side of Willow Lodge and providing access to the

## GARAGE

5.6m x 3.22m (18'5" x 10'7")

With electric up and over vehicle door, light and power connected.

Adjacent the the garage is a further parking area with Car Port which can accommodate a large caravan, Log Store and EV Charger.

## GARDENS

The gardens have been beautifully landscaped by Lyndhurst Garden Centre of Burgh Le Marsh with the front comprising a lawn with shrub and flower beds, paved seating area and enclosed by a picket style fence.

A gate to the side leads around to the rear garden which has a large paved patio seating area, HOT TUB with electric lid, lawned area, shrub and flower borders, covered seating area and power points.





## 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.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band D - 2025/26 - £2209.26

## 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.









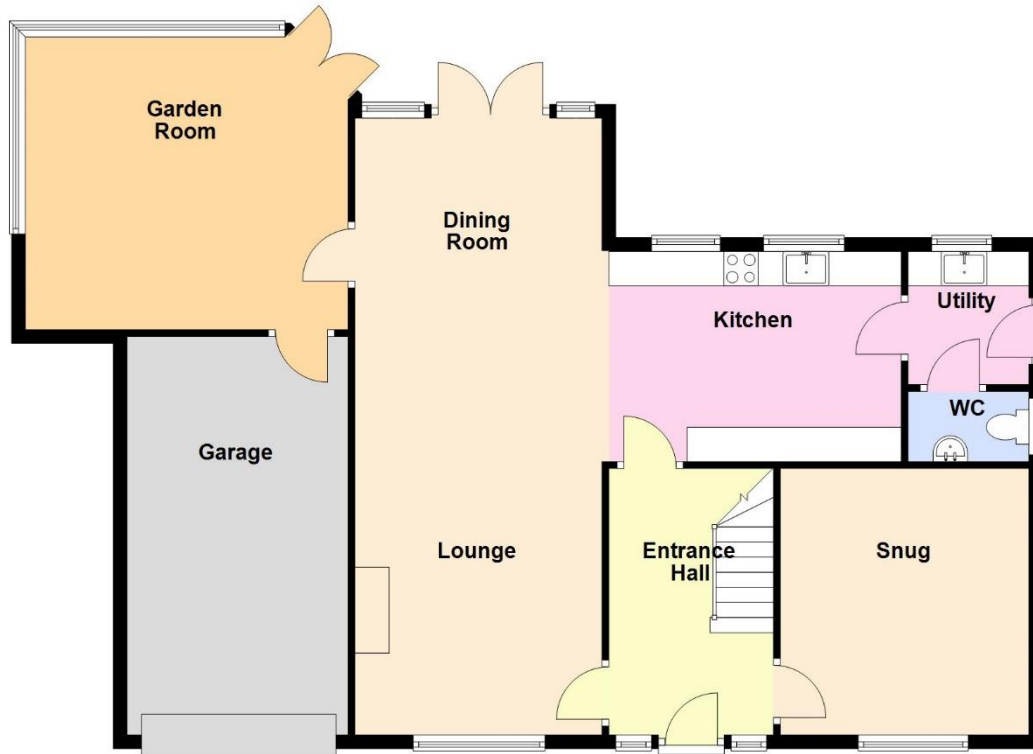




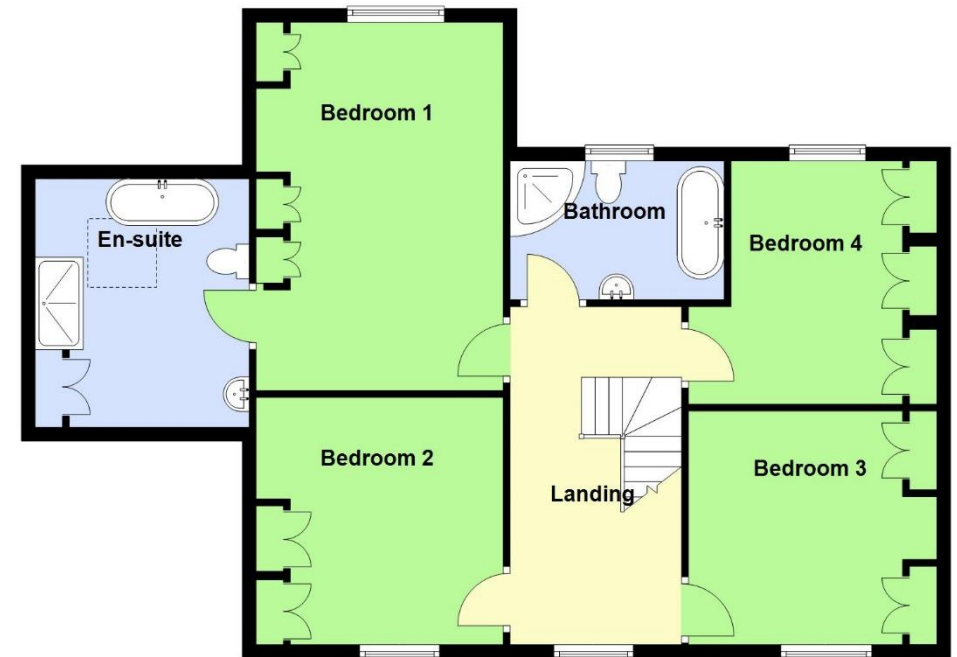




**Ground Floor**  
Approx. 115.0 sq. metres (1237.7 sq. feet)



**First Floor**  
Approx. 88.8 sq. metres (955.5 sq. feet)



What3words location  
boarded.awakes.marine

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

**NEWTONFALLOWELL**