



Sundial House Mill Lane, Burgh Le Marsh Skegness PE24 5BU

welcome to

Sundial House Mill Lane, Burgh Le Marsh Skegness

A spacious 4-bedroom detached cottage-style home on Mill Lane, Burgh le Marsh, featuring two en-suite bedrooms, multiple reception rooms, generous parking, and a large garden with open field views. A versatile, well-presented property ideal for family living.

Entrance Porch

has door leading into the hallway

Hallway

Has a radiator, stairs leading to the first floor, understairs cupboard and doors into the following rooms:

Snug

18' x 10' 9" (5.49m x 3.28m)

has windows to the front and rear, two radiators, feature fireplace and oak surround

Kitchen Diner

16' 6" x 10' 1" (5.03m x 3.07m)

Comprising of wall, base and drawer units with worktop space over, sink, space for appliances such as a dishwasher, washing machine and fridge freezer, underlighting and door leading to the driveway

Utility Room

13' 2" x 4' 2" (4.01m x 1.27m)

with base and wall cupboards, sink, radiator, window and space for appliances

Lounge Diner

30' 4" x 14' 2" (9.25m x 4.32m)

Has a feature brick fireplace, 3 radiators, two windows and french doors.

Sun Lounge

13' 8" x 15' 7" (4.17m x 4.75m)

has windows and doors leading to the rear garden.

Shower Room

Has a shower, WC, sink, radiator and opaque window.

Landing

Has a radiator and doors into the following rooms:

Bedroom 1

20' 8" x 16' 11" (6.30m x 5.16m)

Has two radiators, windows with lovely views and doors into:

En-Suite

Has a walk in shower, radiator, WC, sink and opaque window.

Bedroom 2

14' 9" x 10' 9" min (4.50m x 3.28m min)

Has a window and radiator

En-Suite

Has a shower, sink and wc

Bedroom 3

10' 10" x 7' 7" min (3.30m x 2.31m min)

Has a window and radiator

Bedroom 4

13' x 10' 11" min (3.96m x 3.33m min)

Has a window and radiator

Bathroom

has a bath with shower over, sink, wc, opaque window and airing cupboard

External

The front of the property offers ample off street parking extending down the side of the property. The rear offers ample external space comprising of lawned area, patio area, shrub borders, cabin, potting shed, shed, woodland garden, log store tool shed, wildlife pond, vegetable plot.





Workshop

16' x 12' (4.88m x 3.66m)

Polytunnel

48' x 15' (14.63m x 4.57m)

Local Area

Burgh le Marsh is a popular and well-served Lincolnshire village located just a few miles from the coast and the vibrant seaside town of Skegness. The village offers an excellent range of amenities including local shops, traditional pubs, eateries, a primary school, church and convenient transport links. Surrounded by open countryside, the area is known for its peaceful rural charm while still providing quick access to nearby towns and the A158 for commuting. Mill Lane is a desirable residential location within the village, appreciated for its open views, tranquillity and easy access to walking routes and village facilities.

Agents Note

A new Oil Tank and Base was installed in 2024.



view this property online williamhbrown.co.uk/Property/SKG110008



welcome to

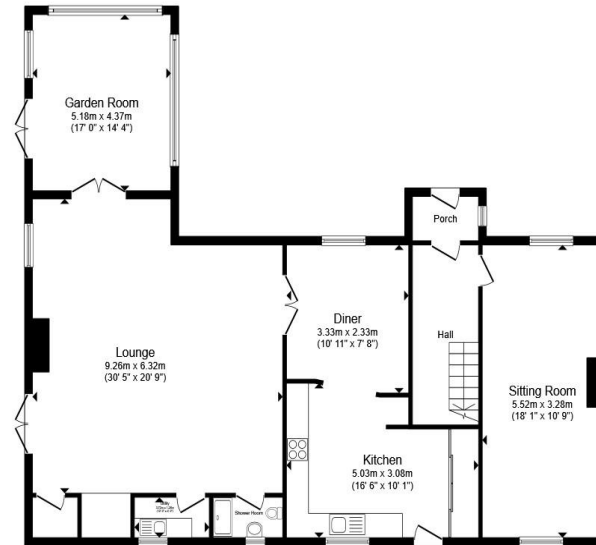
Sundial House Mill Lane, Burgh Le Marsh Skegness

- Detached cottage-style home
- Two bedrooms with en-suite shower rooms
- Generous lounge
- Kitchen and separate dining room
- Light-filled sun room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£500,000



Ground Floor



First Floor

Total floor area 253.4 m² (2,728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/SKG110008



Property Ref:
SKG110008 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk