



Strawberry View
Wainfleet Road, Burgh le Marsh, Skegness. PE24 5AH

BELL





Strawberry View Burgh le Marsh

Robert Bell & Company are delighted to offer to market this beautiful, modern family home set across three storeys, with no onward chain. A bespoke design, built to individual specifications in 2018, the property currently provides four bedrooms however easy reconfiguration would accommodate up to seven plus a versatile Garage attic room (fully decorated and insulated). The property has an excellent EPC - B rating.

The property boasts a wealth of reception spaces, with zone controlled underfloor heating throughout the ground floor. Including centrepiece open-plan Living / Dining / Kitchen with sliding doors out to the rear patio (South-East facing). Also enjoying a beautiful dual-aspect Lounge, the ground floor is completed with office, utility and boiler rooms, bathroom and internal access to the Double Garage.

The first floor is laid out with three Bedrooms, including Master with En Suite (and potential for division to create another Bedroom); the second two more Bedroom spaces, flexible to suit a range of requirements. Meanwhile, above the garage is a versatile Studio/Office/possible Bedroom Seven. Another option is to create an annex, comprising kitchen, utility, bathroom, bedroom and large lounge; subject to the necessary consents for garage conversion.

Set back from the road, walled boundaries containing lawned gardens and large gravelled driveway, the property is set with attractive external lighting and a beautiful rear patio, looking out across the garden.

This property is located in ever-popular Burgh Le Marsh, offering a variety of amenities such as supermarket, hairdressers, primary school, food outlets, pubs, doctors and good transport links to Skegness and Lincoln.



ACCOMMODATION

Hallway & Gallery Landing 4.137m x 3.715m (13'6" x 12'2") Stairs leading to the first floor and impressive view, all the way up to the top floor. Oak banister around the gallery landing, double storage cupboard with shelving, window to the front, two radiators and additional stairs leading to the second floor.

Kitchen Lounge Diner This dual-aspect family space has lots of natural light from both the front and rear at different times of the day. The room is a good-sized L shape and there are two windows to the front of the property and two large fixed windows with two opening sliding doors to the rear, providing a lovely view and access to the rear garden and patio area. This room includes the following three areas:

Kitchen Area 4.823m x 4.292m (15'9" x 14'0") This custom built kitchen has wall and base units with matching worktops over. Instant hot water tap over 1&1/2 bowl composite sink and drainer with water filter system below. A range of integrated appliances including dishwasher, full height fridge, full height freezer, induction hob, Neff fan oven, Neff steam oven and Neff microwave. Breakfast bar with seating for two and two feature windows to the front elevation.

Lounge Area 4.82m x 4.18m (15'9" x 13'8") Feature brick fireplace with wood mantle above, slate hearth and multi-fuel stove.

Dining Area 4.184m x 3.715m (13'8" x 12'2") With plenty of space for a large dining table, with lovely views of the rear garden and double doors to the main hallway.

Utility Room 3.94m x 3.66m (12'11" x 12'0") Base units with worktop over, matching the main kitchen. 1&1/2 bowl composite sink and drainer unit. Windows to both the front and rear elevation with rear door proving access to the rear garden and patio. Two cupboard units providing hidden space for both a washing machine and tumble dryer.

Boiler/Drying Room 2.365m x 2.008m (7'9" x 6'7") The mains gas Worcester combi boiler is housed here along with the underfloor heating manifold and water softener system. This is lovely warm room is ideal for the drying of clothes etc. With window and door to the rear.

Bathroom 2.333m x 1.834m (7'7" x 6'0") The ground floor bathroom comprises of a WC, wash hand basin and bath with electric shower over. Fully tiled walls, heated towel rail and window to the side.

Lounge 6.31m x 4.80m (20'8" x 15'9") Being a second lounge area this separate room offers a good sized space to relax after a long day. There is a large feature brick fireplace with wooden mantle above, tiled hearth and multi-fuel stove. Patio door to the rear and two side windows.





Lobby 3.51m x 2.535m (11'6" x 8'3") Being one of two entrance hallways this one has a composite entrance door with full height side windows. It provides access from/to the double garage and has stairs leading to the office/studio/bedroom 7. Stairs with oak hand rails, exposed brick feature wall and vaulted ceiling with Velux window.

Man Cave/Studio/Bedroom 7 6.46m x 4.17m (21'2" x 13'8") This good sized room is currently used as a 'man cave' but could easily be used as another bedroom, second home office or cinema room (surround sound already wired in).

Office 4.8m x 1.952m (15'8" x 6'4") With two windows to the front and plenty of space for a good sized desk and storage units. The multi-internet connection hub for all rooms is housed here.

Bedroom 1 8.48m x 4.80m max (27'9" x 15'8" max) This large dual aspect room has windows to both the front and rear. *It has been designed to be easily split to make two bedrooms, if required.*

En-suite 2.99m x 2.345m (9'9" x 7'8") There are fully tiled walls and the bathroom suite comprises of a WC, wash hand basin with vanity unit beneath, bath and separate shower. Radiator and window to the rear.

Bedroom 2 4.093m x 4.060m (13'5" x 13'3") This good sized double bedroom has two windows to the front elevation, two radiators and built in double wardrobe/storage cupboard with fitted shelves and hanging rail.

Bedroom 3 4.232m x 3.892m (13'10" x 12'9") Another good sized double bedroom with radiator and window to the rear.

Bathroom 2.97m x 2.821m (9'8" x 9'3") Full bathroom suite comprising of WC, wash hand basin, bath and separate shower. Towel radiator, fully tiled walls and window to the rear.

Bedroom 5 5.208m x 4.86m (17'1" x 15'11") Being part of the large room on the top (second) floor, this left hand space could have many uses such as a bedroom, games room or hobby room etc. Multiple radiators and window to the side.

Bedroom 6 6.011m x 5.208m (19'8" x 17'1") This area is the right hand space of the top (second) floor and again could be a bedroom or maybe a lounge space to bedroom 5, providing a teen cave etc all on its own floor. Multiple radiators and window to the side.

Rear Garden The spacious rear garden is mainly lawn with planted borders, raised beds and patio areas. There is a large covered area which provides the perfect space for the storage of logs etc.





Double Garage 6.486m x 5.81m (21'3" x 19'0") This large double garage has plenty of space for parking two cars and storage. Window to the front, radiator, single access door to the rear and two remote controlled electric garage doors to the front.

Front Garden & Driveway

The front of this property has a walled boundary with wooden access gates, lawned areas with planted borders and large gravelled driveway providing off road parking for multiple vehicles including maybe a caravan etc.

Evening View - There is up and down lighting around all of the external walls of the property which are on a dusk 'til dawn sensor. There are additional spot lights and flood light to the rear.

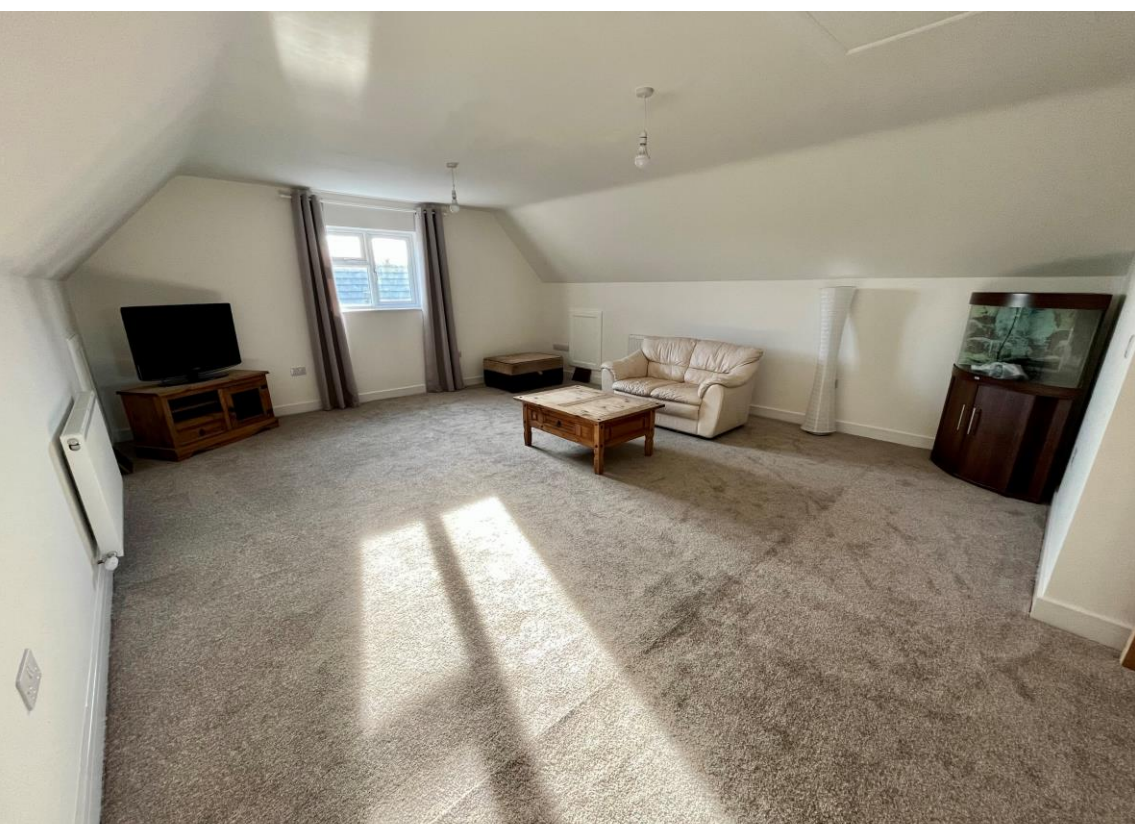
East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: B

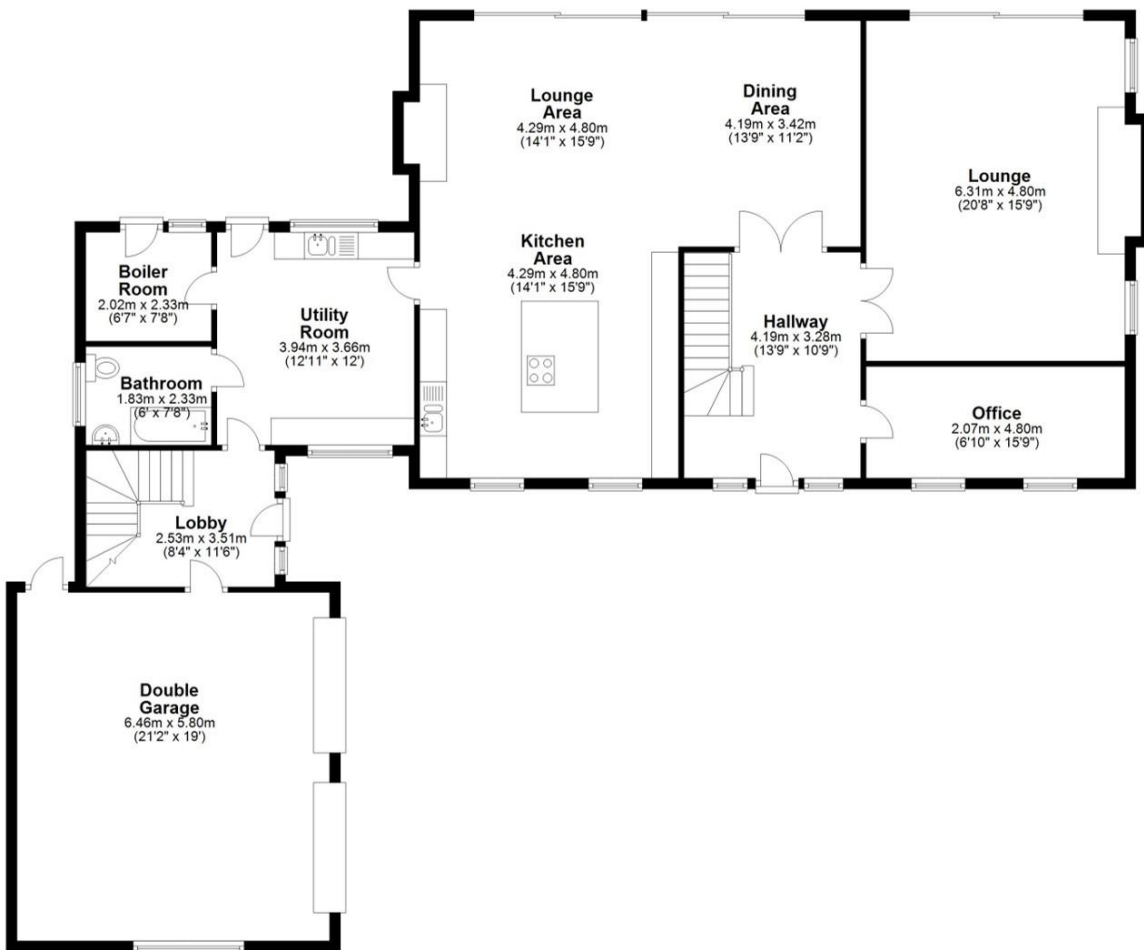
**Mains water, electric, gas fired heating. Private drainage.
10 year new build structural warranty in place.**

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

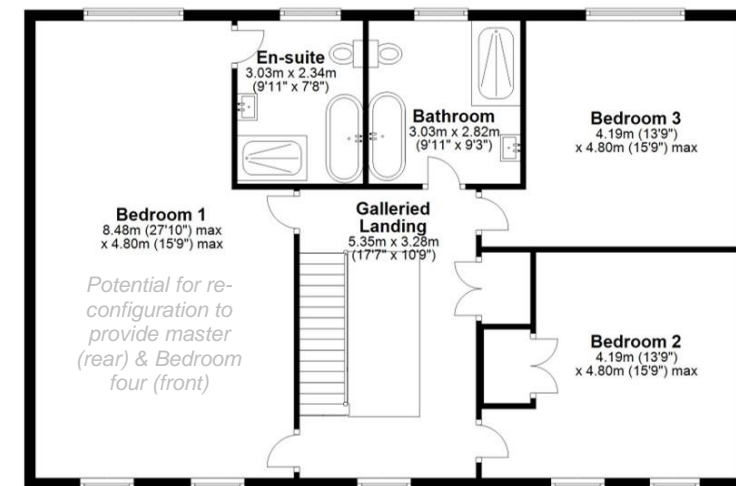
VIEWING: By arrangement with the agent's Horncastle Office
Tel: 01507 522222 Email: horncastle@robert-bell.org.
Brochure prepared 06.03.2025



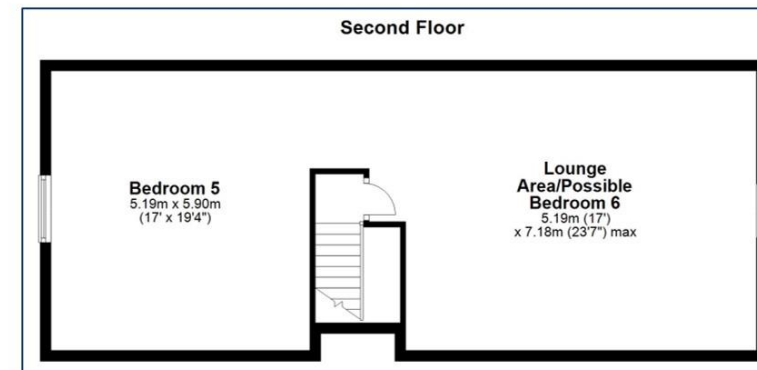
Ground Floor



First Floor



Second Floor



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