



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Springfield
Station Road, Burgh le Marsh, PE24 5EL

BELL



Springfield Burgh le Marsh

An extremely well presented and spacious 5-bedroom detached house with a generous and private south facing rear garden overlooking open fields in this much sought after and well serviced location.

The property has undergone a thorough and comprehensive scheme of renovation and improvement works by the current owners including updated kitchen, bathroom, WC and en-suite shower rooms, replacement uPVC double glazed windows and doors, heating and electrical upgrade, new floorings, oak internal doors and redecoration throughout, the installation of bespoke wrought iron electric gates and additional garden landscaping. The re-modelled internal accommodation is now flexibly designed and provides 4 well-proportioned first floor bedrooms with en-suite to the master and a family bathroom; on the ground floor there are 3 reception rooms, WC, modern fitted kitchen and a spacious guest suite offering a 5th bedroom/ living area/ games room with further en-suite shower room and separate entrance.



In total the extremely well-appointed accommodation extends to approx. 2175 sq. ft. and the gardens 0.17 of an acre. In the agent's opinion the property provides the opportunity to acquire a beautifully presented family home which also offers the flexibility to provide multi-generational living if required.



ACCOMMODATION

Storm Porch area provides access into the main Entrance Hall with wood effect flooring, staircase leading up to the first floor with feature wrought iron balusters, and leading off to:

Dining Room with built in seating with storage below.

Lounge having log burner inset to chimney breast with oak mantelpiece and bespoke media unit surround. Double doors lead out onto the rear garden decking, sliding doors lead into the:

Snug/Office/Play Room with outlooks over the front driveway.

Cloakroom with a modern white suite comprising; low level WC, vanity unit wash hand basin and cabinet with matching wood tops and an LED mirror.

Kitchen being fully fitted with integrated double oven, electric hob with extractor over, wine cooler, dishwasher and washing machine. The modern fitted units are finished with LED lighting and include a seated breakfast bar area, wine rack, cutlery and deep pan drawers, chef's larder cupboard, space for a tumble dryer and sink plus drainer with washer tap. The rear kitchen door leads out onto the garden decking area.

Guest Suite/ Living Area/ Games Room providing space for both a double bed and lounge suite, with two double fitted wardrobes, airing cupboard housing the Worcester central heating boiler and wall mounted electric fire. Leading off to its own rear entrance hall with modern fitted Shower Room off.

First Floor Gallery Landing with doors off to first floor accommodation.

Bedroom 1 having south facing aspect overlooking the rear garden and across fields beyond; fitted wardrobes, walk in closet/dressing room and En-Suite Shower Room with modern three piece suite comprising shower, low level WC and vanity unit wash hand basin with LED mirror over, heated towel rail and full height mermaid boarding.





Bedroom 2 having south facing aspect overlooking the rear garden and across fields beyond; sloping ceilings and built in corner display unit.

Bedroom 3 overlooking the front driveway.

Bedroom 4 overlooking the south facing rear garden and across open fields beyond.

Family Bathroom having a modern four piece suite comprising corner bath, walk in shower, low level WC and vanity unit wash hand basin; full height wall tiling and a heated towel rail.

OUTSIDE

To the front the property boasts a large and secure parking area with electric entrance gates.

The rear garden is predominantly laid to lawn with raised borders but also boasts a large raised timber decking area with space for garden suite and a large hot tub inset. There is a further sunken deck to the rear of the garden, patio and two large garden sheds. With gated access out onto the fields beyond.

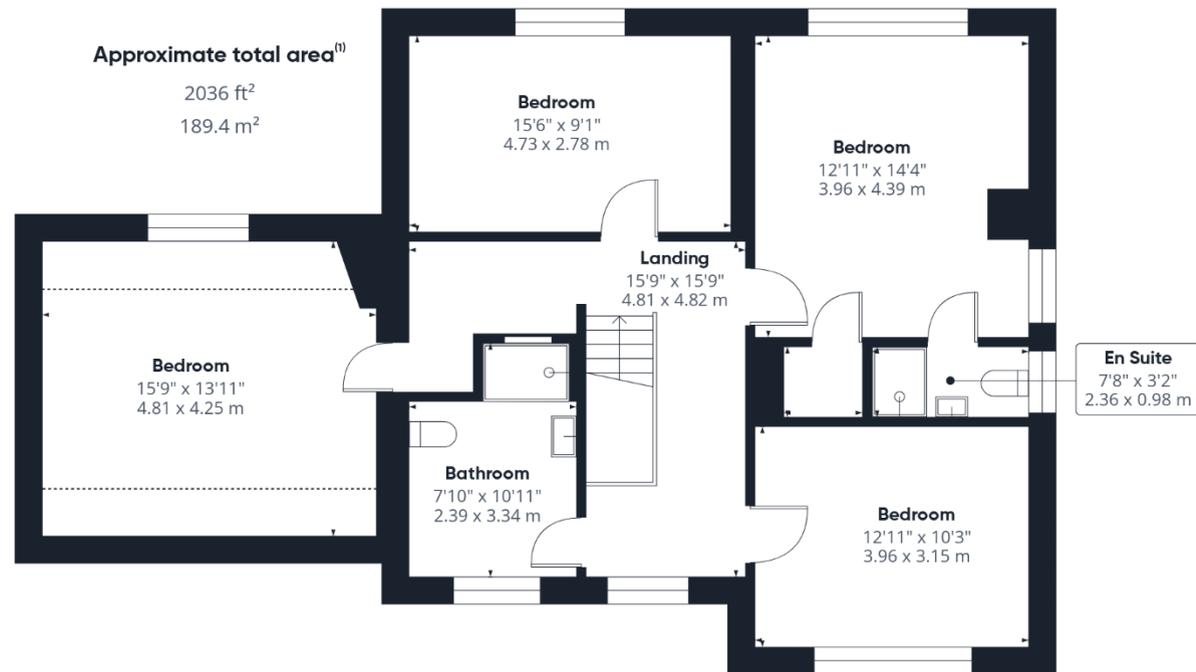
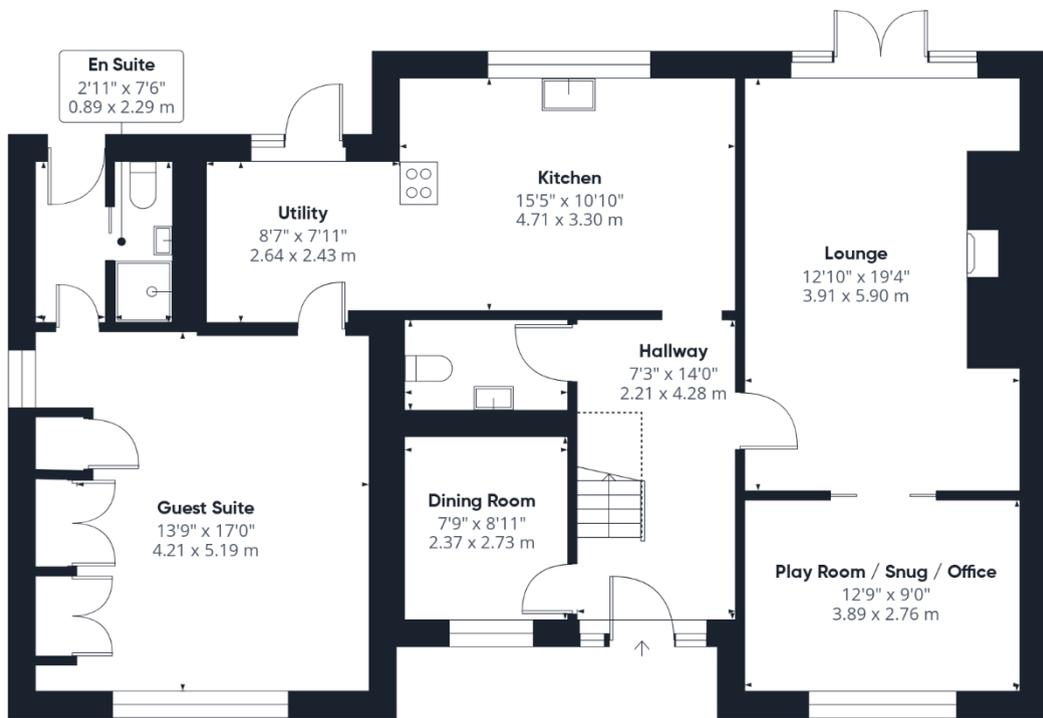
THE AREA

Officially a small market town but more alike to a large village with a strong sense of local community, Burgh le Marsh offers a good range of local services including a well-regarded primary school, children's nursery, doctor's surgery, convenience stores, several public houses, takeaways and local restaurants. Also being within the catchment area for two local Grammar Schools at Skegness and Alford.

There are many miles of sandy coastline to be found to the east and the unspoilt Lincolnshire Wolds 'Area of Outstanding Natural Beauty' is also just a short drive. Additionally for dog walkers the property backs onto open fields providing many miles of open countryside to explore.







While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

East Lindsey District Council – Tax band: E ENERGY PERFORMANCE RATING: D Mains water, electric, drainage. Oil fired heating

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, Old Bank Chambers, Horncastle. LN9 5HY Tel: 01507 522222
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