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Jayomi, Bratoft Lane, Burgh Le Marsh, PE24 5DR

3 2 3

£450,000

When it comes to property it must be lovelle

£450,000

3 2 3

Key Features

- NO ONWARD CHAIN
- Picturesque, Open Country Views
- Approximately Half an Acre Plot
- Three Double Bedrooms
- Beautiful Kitchen & Utility Room
- Lounge & Dining Room
- EPC rating E
- Tenure: Freehold

WOW Stunning cottage, located on a picturesque country lane with FABULOUS OPEN VIEWS and NO ONWARD CHAIN! Get away from it all in this well presented, versatile home with beautiful plot extending to approximately half an acre. Although offering a lovely rural aspect and quiet position you are only a mile from the shop and petrol station in the village and 1.5 miles to all the main village amenities including primary school, doctors, pubs/restaurants, mini super market and bus services. The accommodation in the agents opinion offers flexible living that could suit many different families living arrangements. Currently arranged as lounge, dining room, conservatory, sun room, kitchen, utility room, downstairs WC, boot room, drying room/small office, downstairs double bedroom with vaulted ceiling and to the first floor, large principle bedroom with dual aspect and fitted wardrobes, further double bedroom, bathroom, shower room and large balcony with fantastic open views. The layout with a downstairs bedroom and adjacent rooms, utility room and WC offers scope to create annex accommodation or ground floor living if required. The property has oil central heating, and double glazing. The wonderful plot is thoughtfully landscaped and enjoys large driveway and double garage. Viewing is highly recommended to appreciate this enviable plot and the location of this quality home.

Hall
Entered via a UPVC front door, radiator, door to;

Lounge
6.65m x 3.87m (21'10" x 12'8")
With UPVC window to the front aspect, tiled hearth and surround, with LPG gas living flame fire, radiator, beams to the ceiling, door to kitchen, French doors to the sun room and;

Conservatory
5.89m x 5.83m (19'4" x 19'1")
Of UPVC construction with four radiators, tiled floor, fitted blinds.

Kitchen
4.93m x 2.68m (16'2" x 8'10")
With UPVC window to the side aspect, fitted with a range of base and wall cupboards with work tops over, one and half bowl sink, SMEG integrated electric double oven, integrated SMEG induction hob with extractor over, integrated slim line dishwasher, integrated under counter fridge, door to;

Dining Room
3.87m x 3.77m (12'8" x 12'5")
With UPVC windows to the front and side aspects, radiator, brick fireplace with open fire, beams to ceiling and walls.

Sun Room
8.64m x 2.89m (28'4" x 9'6")
With four windows, radiator, UPVC door to the rear, French doors to the lounge, door to;

Inner Hall
3.31m x 1.35m (10'11" x 4'5")
With radiator, cupboard housing central heating boiler, doors to;

WC
With low level WC, wash hand basin.

Office
3.31m x 1.24m (10'11" x 4'1")
(Maximum dimensions including cupboard). With UPVC window to the rear aspect, radiator, tiled walls, storage cupboard.

Utility Room
3.27m x 2.15m (10'8" x 7'1")
With radiator, fitted with base and wall cupboards, with worktops over, single sink, space for washing machine and freezer, loft access, doors to bedroom three and;

Boot Room
3.27m x 1.3m (10'8" x 4'4")
With UPVC window to the rear aspect, radiator, door to the rear.

Bedroom Three
3.71m x 3.62m (12'2" x 11'11")
With two UPVC windows to the rear aspect, vaulted ceiling, radiator.

Landing
Doors to;

Bedroom One
6.63m x 3.87m (21'10" x 12'8")
With dual aspect UPVC windows to the front and rear aspects, radiator, fitted wardrobes and chest of drawers, beams to the ceiling, door to;

Nook
With UPVC window to the front aspect, balustrade to the stairs.

Bedroom Two
3.89m x 3.78m (12'10" x 12'5")
With UPVC window to the front aspect, radiator, beams to ceiling.

Bathroom
2.74m x 2.72m (9'0" x 8'11")
With UPVC window to the rear aspect, jacuzzi bath with mixer tap/shower attachment, back to wall WC, wash hand basin inset to vanity unit, cupboard housing hot water tank, radiator, beams to ceiling, loft access.

Shower Room
3.31m x 1.79m (10'11" x 5'11")
(Maximum dimensions includes wardrobes). Formerly the fourth bedroom, now with fitted mirrored wardrobes and shower enclosure, UPVC glazed door to;

Balcony

8.5m x 3.14m (27'11" x 10'4")

With wrought iron railings, a great area to enjoy the views across the fields.

Outside

With walling and wrought iron railings to the front and wrought iron gates open to a tarmac driveway with room for numerous cars leading to the rear and the double garage. To the side of the garage is an attached timber store and paved garden area. There are gardens to the front, side and rear aspects laid to lawn with trees, plants and shrubs, fishpond (fish and pump not included in the sale) and patio areas. Adjacent to the garage is gated access to an enclosed "working area" ideal to hide anything you don't want to see from the landscaped gardens. The property enjoys open aspects to the front, side and rear and has only one near neighbour.

Double Garage

4.98m x 6.82m (16'4" x 22'5")

With power and light, one electric roller door, one garage door replaced with UPVC and glazed panel and pedestrian door. Attached timber store.

Services

The property has oil central heating, mains water, electricity and a. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Offering a lovely rural aspect and quiet position you are only a mile from the shop and petrol station in the village and 1.5 miles to all the main village amenities in
Burgh le Marsh, which is a popular well served village located 5 miles from the coastal town of Skegness and 5 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Amenities in Burgh Le Marsh include; regular bus services, doctors surgery, mini supermarket, various other shops, primary school, pubs and restaurants, take-aways, C of E Church, Baptist Church, Methodist Church, garden centre, petrol station, windmill/heritage centre. Pleasant location with farmland around the village offering lots of opportunities for walks in nature and appreciating the local wildlife.

Directions

From Skegness take the A158 out of town. At the roundabout turn left as signposted into Burgh Le Marsh onto Skegness Road. Continue through the village past the market place, past the Church continuing onto West End which proceeds into Station Road, going past the petrol; station and turn next left onto Bratoft Lane. At the end of the road turn left onto Gravel Pit Lane and the property can be found on the right hand side marked by our for sale board.

Material Information Link

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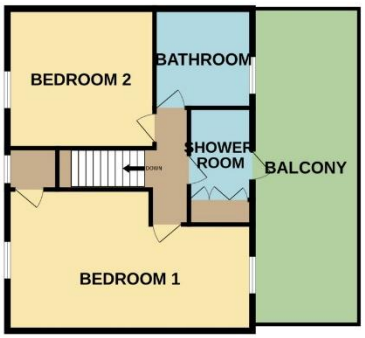
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
https://moverly.com/sale/Aao2UQLmBH43MW823n7bgF/view

Material Information Data

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Sewerage treatment plant
Heating: Oil-powered central heating is installed.
Heating features: Double glazing and Open fire
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

GROUND FLOOR
1673 sq.ft. (155.4 sq.m.) approx.

1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman