NEWTON FALLOWELL

Courtell House, Burgh Le Marsh - PE24 5EN

£520,000

Courtell House Doubledays Lane

Burgh Le Marsh, Skegness

NO CHAIN. Built to a high standard in 2016 by the present owners, this beautiful 3 bedroom property is situated in the very popular village of Burgh Le Marsh just a short drive to the coast and the picturesque Lincolnshire Wolds. The accommodation comprises a spacious Entrance Hall with oak staircase, ground floor W.C, Lounge with multi-fuel stove, Fabulous 39 ft Kitchen and Family Room, Utility Room, Master Bedroom Suite with Juliette Balcony, Dressing Area and En-Suite Shower Room, 2 further Bedrooms and a family Bathroom. On a good sized plot with granite chipped frontage proving lots of parking leading to a Detached Garage and with beautifully landscaped gardens to the rear. Heating is via an air source heat pump with underfloor heating throughout. Viewing is essential to appreciate this spacious and well laid out family home. EPC Rating B.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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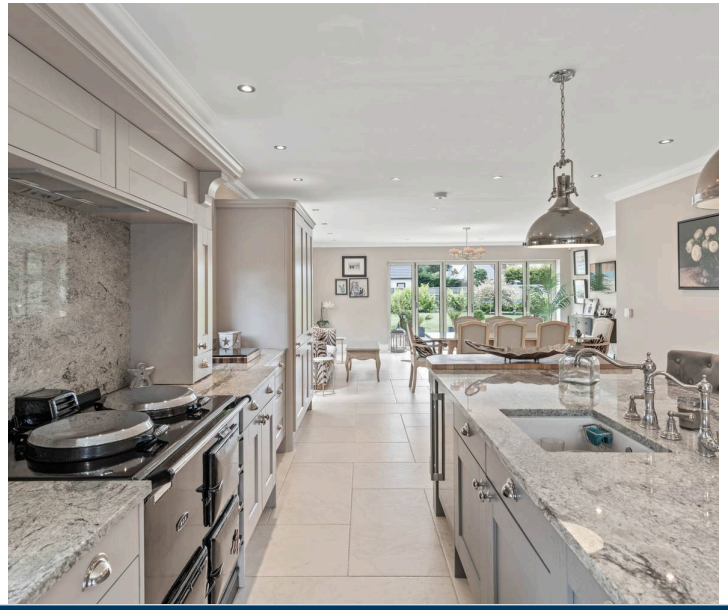


ACCOMMODATION
Entrance is on the front elevation via a composite door with apex window above and side screens to the:-

RECEPTION HALL
10' 9" x 26' 6" (3.28m x 8.07m)
Being a stunning entrance with oak staircase and glazed panels to the first floor, tiled floor.

LIVING ROOM
15' 7" x 19' 0" (4.74m x 5.80m)
With pvc sash windows to the front and rear elevations, feature fireplace with multifuel stove on a tiled hearth with brick back and wood mantle, oak wooden flooring.

W.C
With traditional style W.C, vanity unit with marble top and inset sink unit, part tiled walls, tiled floor.

SIDE PORCH
With composite door, tiled floor.

UTILITY ROOM
4' 9" x 7' 11" (1.44m x 2.41m)
With storage units, plumbing for washing machine, tiled floor, pvc sash window to the side elevation.

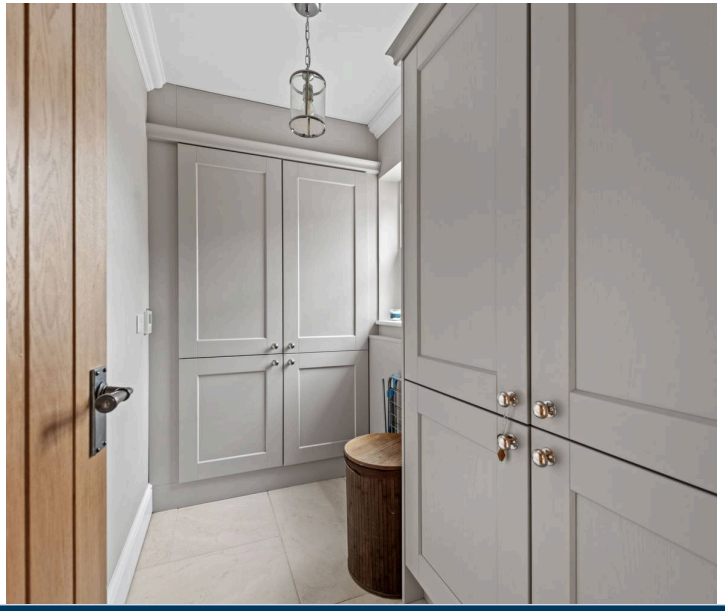
KITCHEN & FAMILY ROOM
19' 8" x 39' 2" (6.00m x 11.94m)
Providing a fabulous space for open plan family living and entertaining with 2 sets of bifold doors opening onto the side and rear gardens, 2 pvc sash windows to the side elevation, a pvc sash window to the front elevation with built in seating and tiled flooring. The beautifully fitted Kitchen is fitted in a traditional style with base and wall units including tall cupboards, glazed displays, and pan drawers, granite worksurfaces with matching upstands, feature canopy with cupboards and drawers, concealed extractor and granite back housing an Aga. There is a large central island with granite worksurfaces and inset belfast sink with traditional style taps and hot tap, integrated wine fridge, integrated dishwasher and breakfast bar seating to one side.

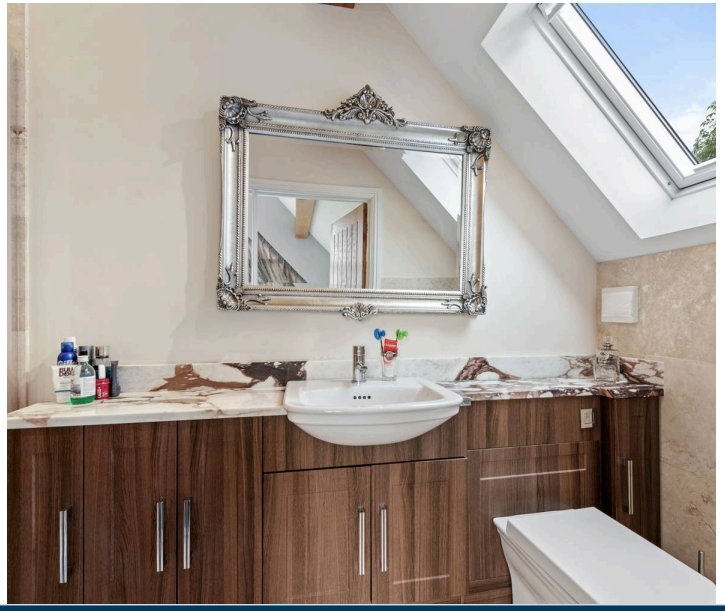
FIRST FLOOR LANDING
With a galleried landing with high ceiling and feature oak beam.

MASTER BEDROOM SUITE
13' 5" x 19' 2" (4.09m x 5.85m)
With a vaulted ceiling with decorative oak beams, a feature glazed gable end with french doors, side and top screen opening to a Juliette Balcony, Velux window to the side elevation, access to eaves storage space, door to:-

EN-SUITE SHOWER ROOM
3' 10" x 11' 6" (1.16m x 3.51m)
With tiled shower enclosure with glazed screen door, vanity unit with inset hand basin and W.C with concealed cistern, Velux window to the side elevation, tiled floor.

DRESSING AREA
7' 5" x 7' 11" (2.27m x 2.41m)
With access to eaves storage space.





BEDROOM 2
15' 11" x 19' 0" (4.86m x 5.80m)
With vaulted ceiling, pvc sash windows to the front and rear elevations with window seats.

BEDROOM 3
10' 0" x 14' 3" (3.04m x 4.34m)
With vaulted ceiling and decorative oak beam, pvc sash window to the front elevation, Velux window to the rear elevation.

FAMILY BATHROOM
10' 5" x 10' 9" (3.17m x 3.28m)
With freestanding oval bath and floor standing mixer tap, shower enclosure with glazed screens and direct shower, a range of furniture with inset sink unit and W.C with concealed cistern, heated towel radiator, part tiled walls and tiled floor, vaulted ceiling with decorative beam, 2 Velux skylight windows.

OUTSIDE
The property is approached via a curved brick wall with pillars opening onto a large granite chipped driveway providing ample parking and leading around the side of the house to a:-

DETACHED GARAGE
With vehicle door, side personnel door, light and power. The enclosed rear garden includes a large lawned area with a wrap around paved patio seating area and inset trees and shrubs.

TENURE
Freehold.

SERVICES
The property has mains electricity, water and drainage connected. Heating is via a air source heat pump and underfloor heating throughout. 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.

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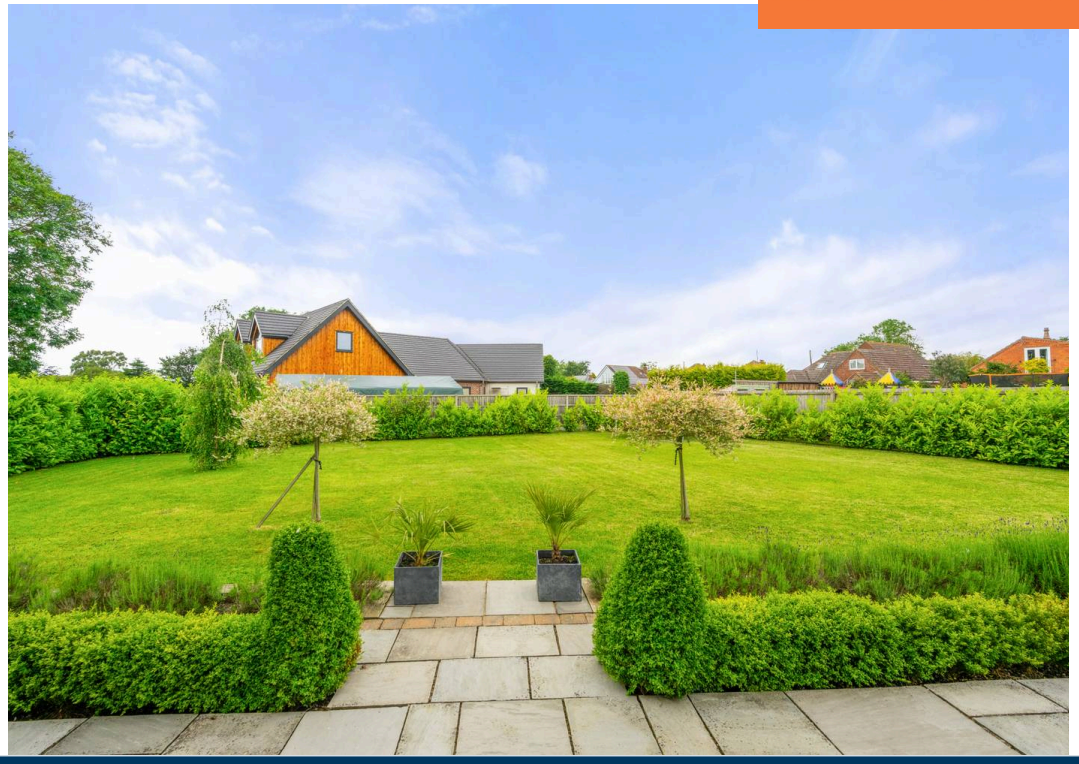

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COUNCIL TAX

Charging Authority – East Lindsey District Council Band E - 2025/26 - £2,700.00

ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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. 119.7 sq. metres (1288.2 sq. feet)

First Floor

Approx. 105.0 sq. metres (1130.4 sq. feet)

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Total area: approx. 224.7 sq. metres (2418.5 sq. feet)

Newton Fallowell Estate Agents

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