

Buy. Sell. Rent. Let.



41 Hall Lane, Burgh Le Marsh, PE24 5LX



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£240,000

When it comes to
property it must be


lovelle



£240,000



- Key Features**
- NO ONWARD CHAIN
 - Popular Village Location
 - Two Double Bedrooms
 - Gardens to Front and Rear

- Driveway & Garage
- Conservatory
- EPC rating C
- Tenure: Freehold





NO ONWARD CHAIN! A well presented, detached, two double bedroom bungalow providing well laid out accommodation. This comprises an inviting entrance porch into hall leading into a comfortable lounge, two double bedrooms, a fitted bathroom and kitchen opening through to a conservatory and enclosed rear garden. The property further benefits from a driveway with parking for several cars leading to a single garage. Overlooking open field views to the front aspect and views to the church at the rear. Very pleasant location in this well served popular village.

Entrance Porch

Entered via UPVC front door, door to;

Hall

With doors to;

Lounge

4.41m x 3.62m (14'6" x 11'11")

With UPVC bow window to the front aspect, radiator, multi fuel burner.

Bedroom One

3.95m x 3.2m (13'0" x 10'6")

With UPVC bow window to the front aspect, radiator.

Bedroom Two

3.59m x 3.14m (11'10" x 10'4")

With aluminium sliding doors to the rear garden, radiator.

Bathroom

1.99m x 1.8m (6'6" x 5'11")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, panelled bath with electric shower over and shower screen, radiator.

Kitchen

3.56m x 3.49m (11'8" x 11'6")

With UPVC window and door to the conservatory, radiator, fitted with a range of modern, attractive, base and wall cupboards with quartz worktops over, inset double bowl, stainless steel sink, space for fridge, integrated oven, integrated microwave, integrated hob with extractor hood over, central island with space for seating four people with storage.

Conservatory

3.39m x 2.96m (11'1" x 9'8")

Of UPVC construction, with door to rear garden.

Outside

The rear garden is laid to lawn with patio area, enclosed by fencing and hedges.

Garage

With up and over door, personnel door and window, power and light, plumbing for washing machine.

Location

Burgh le Marsh 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 Burgh Road out of town and at the round about turn left into Burgh on the Skegness Road. Turn left at The Bridge Chippy onto Storeys Lane which proceeds onto Hall Lane and the property will 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/9qhUgNe8Q5Y3W5oCLPA5i/view>

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

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

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do

not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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it must be


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