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10 Old Chapel Lane, Burgh Le Marsh, PE24 5LQ



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Offers in excess of £200,000

When it comes to  
property it must be

  
**lovelle**



Offers in excess of £200,000



#### Key Features

- No Onward Chain
- Driveway, Carport & Garage
- Tucked Away Location
- Popular Village, Close to Amenities
- Gas Central Heating, UPVC Double Glazing
- Modern, Re-Fitted Kitchen & Bathroom
- EPC rating D
- Tenure: Freehold



Modernised and improved, for sale with NO ONWARD CHAIN! Great position only a few hundred metres from the Market Place but 'tucked away' on a no-through road. The accommodation comprises; hallway, two double bedrooms (one with large, useful, fitted wardrobes), recently re-fitted bathroom, lounge-diner with large bow window plus quirky feature 'porthole' style window, re-fitted, modern kitchen-diner, handy side porch leading into the good-size single garage which benefits from carport and driveway for several cars. The property has gas central heating and UPVC double glazing. There is a pretty front garden and low maintenance, south-facing, courtyard style rear garden. With many upgrades completed by the current owners including new roof, new consumer unit, new windows, new kitchen and bathroom and most rooms re-plastered and re-decorated.

## Hall

Entered via porch with radiator, loft access, doors to;

## Bedroom One

3.94m x 3.15m (12'11" x 10'4")

Currently used as a snug/second sitting room but this generous double bedroom has UPVC window to the front aspect and radiator.

## Bedroom Two

3.71m x 3.15m (12'2" x 10'4")

With UPVC window to the rear aspect, radiator, fitted mirrored wardrobes.

## Bathroom

2.06m x 2.03m (6'10" x 6'8")

With UPVC window to the side aspect, bath with mixer tap/shower attachment and shower screen, pedestal wash hand basin, low level wc, tiling to walls where appropriate, radiator.

## Lounge-Diner

5.36m x 3.63m (17'7" x 11'11")

With UPVC window to the front aspect, UPVC 'porthole' style window to the side aspect, two radiators, fire surround with electric fire.

## Kitchen-Diner

3.63m x 3m (11'11" x 9'10")

Re-fitted with base and wall cupboards, work surfaces and inset stainless steel sink, integrated electric oven, integrated electric induction hob, extractor over, space for fridge-freezer, space for washing machine, Worcester gas combi boiler, UPVC window to the rear aspect, UPVC door to;

## Side Porch

Handy area with UPVC doors to the carport, garage and rear garden.

## Garage

5.87m x 2.77m (19'4" x 9'1")

With power and light, UPVC window, up and over door to the CARPORT -4.88m (16') x 3.48m (11'5").

## Outside

The front garden is laid to lawn with plants and shrubs. Driveway with room for several cars leads to the carport. The rear garden offers a south-facing courtyard style patio'ed garden enclosed by fencing.

## Location

Located only a few hundred metres from the Market Place yet is 'tucked away' on a no-through road. 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 out of town and at the roundabout turn left as sign posted into Burgh Le Marsh onto Skegness Road. Go past the Co-op and then take the left hand road into Brewery Street and then first left into Old Chapel Lane.

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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/UscjuRjJckoew4AFmeqh85/view>

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Garage, and Off Street

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

## 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.

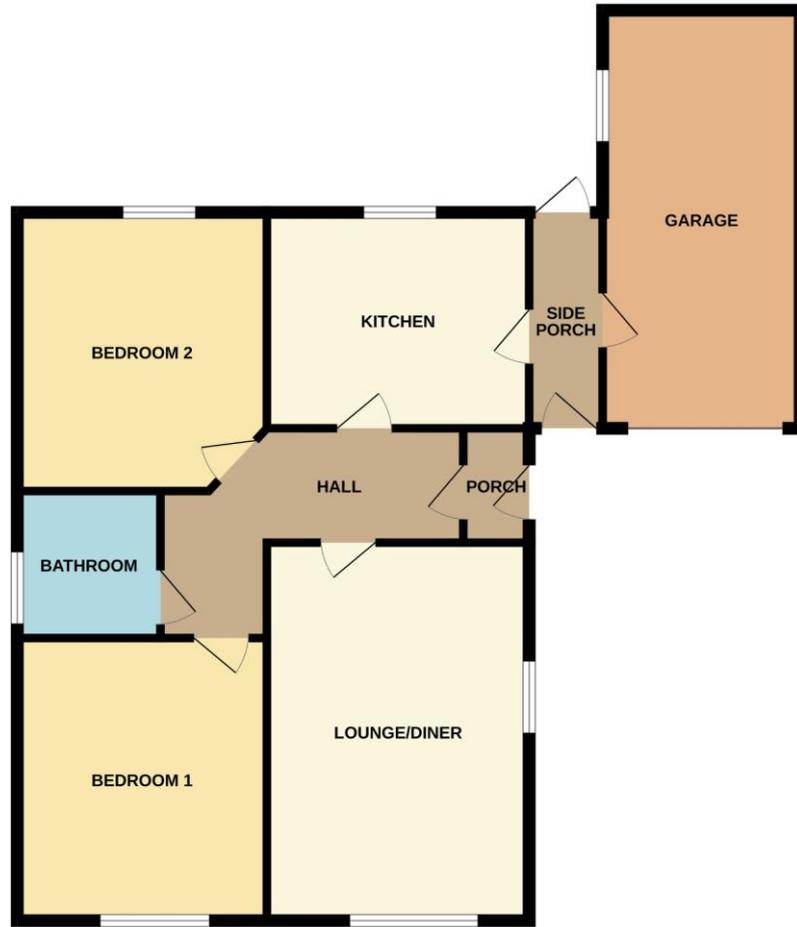
### Anti Money Laundering Regulations

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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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