CHOICE PROPERTIES

Estate Agents

3 Church Street,
Burgh Le Marsh, PE24 5LB

Price £240,000



Choice Properties are delighted to present this deceptively spacious three/four-bedroom character cottage, originally dating back to the 18th Century and beautifully showcasing a wealth of period charm and original features. Formed from the conversion of three individual cottages into one substantial family home, the property offers versatile and generously proportioned accommodation throughout.
The accommodation comprises a welcoming entrance reception, a comfortable lounge, an impressive dining/day room featuring a charming wood-burning stove, a fitted kitchen, utility room, and a versatile ground floor bedroom or additional reception room. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite bathroom, together with a modern family shower room. Outside, the property enjoys a private enclosed garden, providing an ideal space for relaxing and entertaining. Early internal viewing is highly recommended to fully appreciate the character, space and flexibility this unique home has to offer.

Character and charm with spacious accommodation comprising :

Entrance Reception
13'7 x 10'6
Double glazed window to front, double glazed door to front, stairs to 3rd bedroom, under stairs storage cupboards, radiator.

Reception Room / Bedroom Four
12'6 x 9'11
Double glazed window to side, double glazed French doors to side opening to garden, two double glazed Velux windows, exposed brick wall, radiator, tiled floor.

Shower Room
Double glazed Velux window, white suite comprising low level W.C, pedestal wash hand basin, thermostatic controlled shower, tiled floor, heated towel rail.

Lounge
17'10x 14'1
Two double glazed windows to front, window seat, feature fire place, two radiators.

Dining / Day Room
20'11 x 10'7
Double glazed door to front, double glazed window to front, double glazed French doors to rear opening to garden, feature wood burner, stairs to first floor landing, radiator.

Kitchen
16'2 x6'
Two double glazed windows to rear, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for Range style cooker, part tiled walls, extractor fan, heated towel rail.

Utility Room
Double glazed window to rear, range of eye level and base units, space for appliances, wall mounted boiler.

Landing
Built in storage cupboard, loft hatch, radiator.

Bedroom One
21'1 x 13'6
Double glazed windows to front and rear, vaulted ceiling, two radiators, door to:

En-suite Bathroom
Double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, heated towel rail, tiled floor, underfloor heating.

Bedroom Two
14'8 x 10'
Two double glazed windows to rear, two radiators.

Bedroom Three
14' x 10'4
Double glazed window to front, loft hatch, radiator.

Shower Room
Double glazed window to front, white suite comprising low level W.C, pedestal wash hand basin, shower cubicle, tiled floor, heated towel rai, underfloor heating.

Garden
Private enclosed garden, easy maintenance, paved, brick built shed, walled surround.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.















Tonic
HAS A
LARGE GIN
IN IT!














Floor 0



Floor 1

Approximate total area(1)

1748 ft²

Reduced headroom

55 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of PE24 5LB







