

Buy. Sell. Rent. Let.



75 High Street, Burgh Le Marsh, PE24 5JZ



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£150,000

When it comes to
property it must be


lovelle



£150,000



Key Features

- Well Presented Cottage
- Close to Village Amenities
- Block Paved Driveway
- Enclosed Rear Garden
- Kitchen-Diner with French Doors to Rear Garden
- Lounge with Bay Window & Log Burner
- EPC rating TBC
- Tenure: Freehold



Well presented cottage close to village amenities! This lovely home has block paved driveway and enclosed rear garden with brick outbuilding and large timber storage shed. The accommodation comprises; lounge with bay window (newly fitted) and log burner, kitchen-diner with French doors opening to the rear gardens, two double bedrooms to the first floor and spacious bathroom. The property has gas central heating and UPVC double glazing. 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.

Hall

Entered via UPVC front door, stairs to the first floor, door to;

Lounge

4.42m x 3.93m (14'6" x 12'11")

With UPVC bay window to the front aspect (newly fitted 2025) radiator, log burner with brick surround, door to;

Kitchen-Diner

4.78m x 3.08m (15'8" x 10'1")

With UPVC French doors to the rear aspect, UPVC window to the rear aspect, fitted with a range of base and wall cupboards, integrated fridge freezer (new November 2025), electric oven (new March 2026), integrated gas hob, space for dishwasher, Worcester boiler, spotlights, tiled floor.

Landing

With loft access (light, power and boarded), radiator, doors to;

Bedroom One

3.9m x 3.62m (12'10" x 11'11")

With UPVC window to the front aspect (newly fitted Feb 2025), radiator, cupboard over stairs, feature fireplace.

Bedroom Two

3.13m x 2.41m (10'4" x 7'11")

With UPVC window to the rear aspect, radiator.

Bathroom

2.42m x 2.13m (7'11" x 7'0")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, bath with mixer tap/shower attachment, cupboard housing hot water tank, radiator.

Outside

With a block paved drive to the front and block paving path to the front door, gated access leads to the rear garden, which is mainly laid to lawn with large timber shed with light and power and detached brick;

Laundry Room

3.19m x 2.62m (10'6" x 8'7")

With window and door, with power and light, plumbing for washing machine.

Services

We have not tested any heating systems, fixtures, appliances or services. Please note there is a flying freehold with next door. 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

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, go past Southview and at the round about turn left as signposted into Burgh le Marsh onto Skegness Road. On entering the village the property will be found on the right hand side marked by our 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/256LLi5NLkr9kNnRgVkwH2/view>

Material Information Data

Council Tax band: A

Tenure: Freehold (passage to side subject to flying freehold)

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

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 and Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Off Street, and Private

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

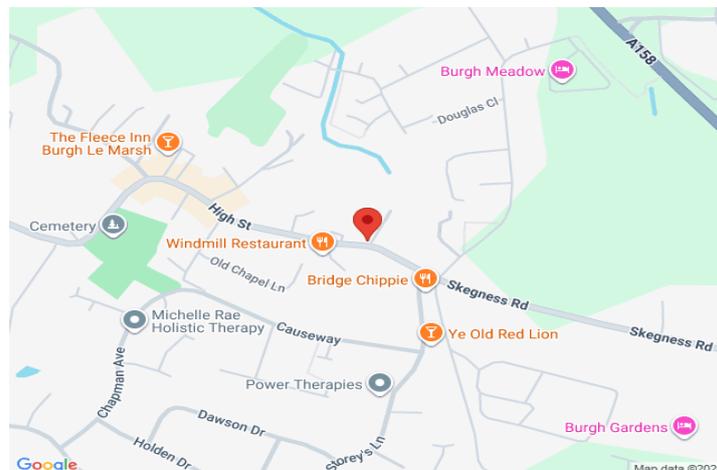
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

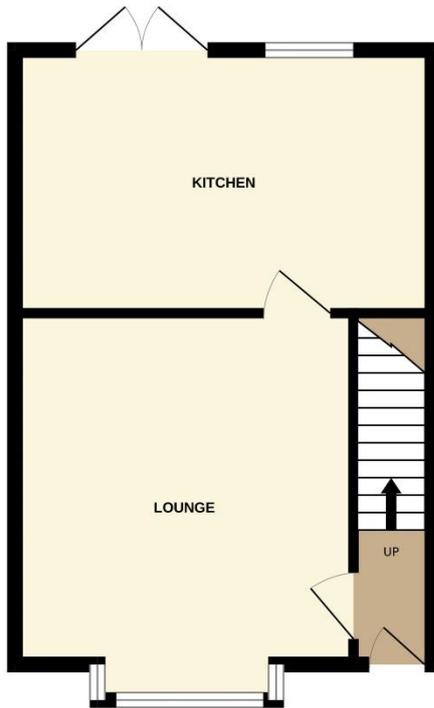
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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

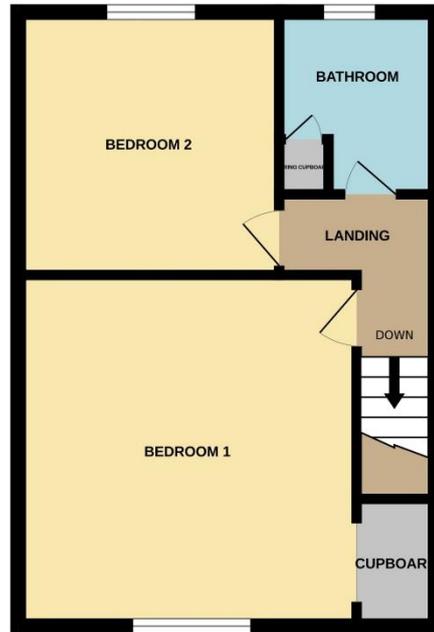
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



1ST 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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