





High Street,Burgh Le Marsh PE24 5DY

william h brown

welcome to

High Street, Burgh Le Marsh

Spacious four-bedroom detached home overlooking the church, featuring two reception rooms, modern kitchen with pantry, two en-suites, garage, extensive parking and enclosed gardens.

Entrance
A bright and welcoming entrance hall with windows to the front elevation, radiator, staircase rising to the first floor with useful storage beneath, and access to the cellar.

Lounge
21' x 14' (6.40m x 4.27m)
A substantial dual-aspect reception room filled with natural light from windows to both the front and rear elevations, including an attractive bow window. The focal point is a feature fireplace incorporating a wood-burning stove, complemented by two radiators.

Cloakroom
Fitted with a concealed-cistern WC and vanity unit with inset wash hand basin. Finished with partially tiled walls, ladder-style heated towel rail and an obscured side-facing window.

Kitchen
13' 8" x 9' 6" (4.17m x 2.90m)
Comprehensively fitted with a range of sleek high-gloss wall and base units, work surfaces with complementary splashbacks, and a one-and-a-half bowl sink with mixer spray tap. Integrated appliances include a dishwasher, built-in oven and microwave, together with an induction hob and extractor hood. There is additional space and plumbing for a washing machine, tiled flooring, a vertical radiator, rear-facing window and side access door.

Pantry
A useful walk-in storage area with natural light from a window, providing excellent additional kitchen storage.

Boiler Room
Located to the right of the kitchen, the cloakroom/boiler room mirrors the pantry area, providing a practical and convenient utility space. Access to the cellar is found beneath the stairs via the useful under-stair storage area

Dining Room
13' 8" x 9' 7" (4.17m x 2.92m)
A versatile reception room ideal for formal dining or family gatherings, featuring French doors opening directly onto the rear garden and a radiator.

Galleried Landing
A spacious landing area with front-facing windows, radiator, fitted storage cupboard and loft access.

Bedroom One
12' 8" x 9' 5" (3.86m x 2.87m)
A generously sized principal bedroom overlooking the rear garden, complete with fitted mirrored wardrobes and radiator.

En-Suite Shower Room
Fitted with a shower enclosure, concealed-cistern WC and vanity wash basin. Finished with contemporary wall panelling, extractor fan and heated towel rail.

Bedroom Two
13' 11" x 12' 2" (4.24m x 3.71m)
A well-proportioned double bedroom positioned to the rear of the property, with radiator and direct access to a private WC.

En-Suite Wc
Comprising a WC and vanity wash hand basin, complemented by modern wall panelling and extractor fan.









Bedroom Three
14' x 8' 7" (4.27m x 2.62m)
A spacious double bedroom with dual front-facing windows, fitted wardrobes and radiator.

Bedroom Four
9' 8" x 9' 4" (2.95m x 2.84m)
A comfortable fourth bedroom enjoying views over the rear garden, complete with radiator.

Family Bathroom
Fitted with a panelled bath with shower and screen over, vanity wash hand basin and concealed-cistern WC. Further benefitting from attractive wall panelling, traditional-style radiator and a front-facing window.

Front External
The property is set behind an attractive brick wall with decorative wrought iron gates opening onto a generous block-paved driveway, providing ample off-road parking and access to the detached garage.

Rear External
A fully enclosed and private rear garden designed for enjoyment and entertaining. Immediately adjoining the property is a spacious paved terrace ideal for outdoor dining, with steps leading down to a well-maintained lawn. The garden enjoys pleasant views towards the neighbouring church grounds.

Detached Garage
20' x 12' (6.10m x 3.66m)
Benefitting from an up-and-over door, power and lighting connections, side personnel access door and useful mezzanine storage above.

Agent's Note
A beautifully presented and deceptively spacious detached residence occupying a prime position within a highly desirable market town. Offering versatile accommodation, attractive views and excellent outdoor space, this superb family home must be viewed internally to fully appreciate the size, setting and quality of accommodation on offer. Early viewing is strongly recommended.

Solicitor Services
Need help with the legal side of your move?
Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can support you throughout your move.

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Looking to understand your mortgage options or the cost of moving?
Speak to our experienced mortgage adviser, with 15 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.

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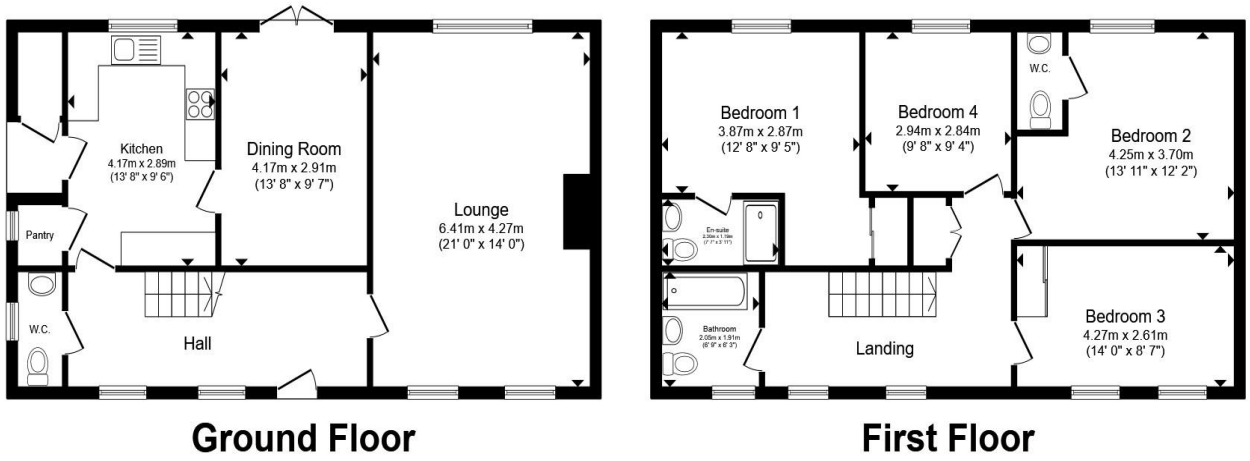
High Street, Burgh Le Marsh

- Detached Four Bedroom Family Home
- Central Market Town Location
- Beautiful Views Towards the Church
- Spacious Dual Aspect Lounge with Log Burner
- Kitchen with fitted Pantry

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£450,000



Total floor area 141.2 m² (1,520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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william h brown

01754 768311

Skegness@williamhbrown.co.uk

20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.