



9 Windmill Drive, Burgh Le Marsh, PE24 5EJ



3



3



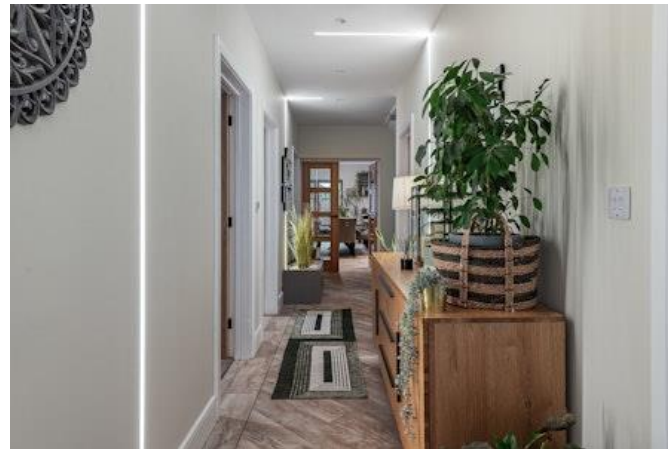
2

£450,000 Freehold



Key Features

- No Chain
- Practically A New Build !!
- Extended & Refurbished
- Underfloor Heating To The Ground Floor
- Stunning 30ft Kitchen & Family Room
- Master Bedroom Suite
- Ample Parking
- Detached Garage
- EPC Rating C



NO CHAIN. PRACTICALLY A NEW BUILD !! This fabulous property has been extensively refurbished by the current owners to provide a spacious modern, but warm and welcoming family home. Situated in the very popular village of Burgh le Marsh and just a short drive to the coast and the picturesque Lincolnshire Wolds.

The ground floor has underfloor heating throughout and comprises Entrance Hall, front Lounge, Bathroom, Utility Room, Stunning 30ft Kitchen, Living & Dining Room with bifold doors leading out to the garden and a Master Bedroom Suite with En-Suite Shower Room & Dressing Room. To the first floor is a spacious landing area, Bathroom and 2 further Bedrooms, one opening out onto a Balcony. Externally there is a gravelled parking area with a further inner drive providing ample parking and leading to the Garage, a paved seating terrace and lawned garden.

EPC Rating C





ACCOMMODATION

Entrance is on the front elevation via steps leading upto a covered PORCH with composite door and side screen opening to the:-

ENTRANCE HALL

With feature lighting and downlight to ceiling, stairs to first floor with storage cupboard under, Kardean flooring with underfloor heating.

LOUNGE 4.48m x 3.92m (14'8" x 12'11")

With pvc window to the front elevation, downlights to ceiling, feature brick fireplace with T.V recess and inset electric fire, decorative wall panelling.

BATHROOM 3.79m x 2.06m (12'5" x 6'10")

Beautifully fitted with a freestanding bath set on a raised plinth with pillar tap and hand shower attachment, hand basin set in vanity unit with illuminated mirror above, W.C with concealed cistern, tiled walls and floor, ladder towel radiator, downlights to ceiling, opaque pvc window to the side elevation.

UTILITY ROOM 3.95m x 2.37m (13'0" x 7'10")

With base units with worksurfaces over, larder cupboards, manifolds for the underfloor heating, Viessmann gas central heating boiler, space and plumbing for washing machine, space for dryer, pvc door to the side elevation.

KITCHEN, DINING & LIVING ROOM 9.16m x 6.44m (30'1" x 21'1")

Providing a fabulous space for open plan family living and entertaining with bifold doors opening onto the rear paved seating terrace, downlights to the ceiling, Kardean flooring with underfloor heating. There are pvc windows to the side and rear elevations proving lots of light.

The beautifully fitted kitchen has been designed to a high specification comprising base unit with quartz worksurfaces and upstands, contrasting wall cabinets, a bank of tall units with 2 ovens and 2 microwaves, integrated dishwasher, integrated wine cooler, sink with hot tap. A central island with storage below houses an induction hob with downward extractor and light fitting above.

To the Lounge area is a media wall with recess for T.V and electric log effect fire.



PANTRY 2.33m x 1.43m (7'7" x 4'8")

BEDROOM 1 4.44m x 3.57m (14'7" x 11'8")

With three pvc windows to the front elevation, door to:-

EN-SUITE SHOWER ROOM 3.54m x 1.57m (11'7" x 5'2")

With large walk in shower enclosure with direct shower, wall hung vanity unit with inset hand basin, W.C, tiled walls and floor, ladder towel radiator, downlights to ceiling, pvc window to the side elevation and opening to:-

DRESSING ROOM 3.71m x 1.84m (12'2" x 6'0")

With downlights to ceiling, door to Hallway.

FIRST FLOOR LANDING 6.28m x 4.89m (20'7" x 16'0")

Being a very spacious area ideal for use as a Study or Playroom with downlights to ceiling, 2 skylight windows.

BATHROOM 2.43m x 1.67m (8'0" x 5'6")

With bath with tap and hand shower attachment over, hand basin in a vanity unit, W.C with concealed cistern, feature wall panelling, ladder towel radiator.

BEDROOM 2 4.92m x 3.29m (16'1" x 10'10")

With radiator, downlights to ceiling, bifold doors opening onto:-

BALCONY

With steel balustrade.

BEDROOM 3 5.4m x 4.95m (17'8" x 16'2")

With 2 skylight windows, downlights to ceiling, 2 radiators.





OUTSIDE

To the front is a gravelled drive providing ample parking and bordered by a circular low brick wall.

A further slabbed drive with steel gates and EV charger leads the rear set:-

DETACHED GARAGE 5.89m x 3.01m (19'4" x 9'11")

With electric roller shutter door, light and power connected, side composite door.

The rear garden has a large paved seating terrace with low brick wall and steps down to a lawned garden with raised flower beds.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,963.79



MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

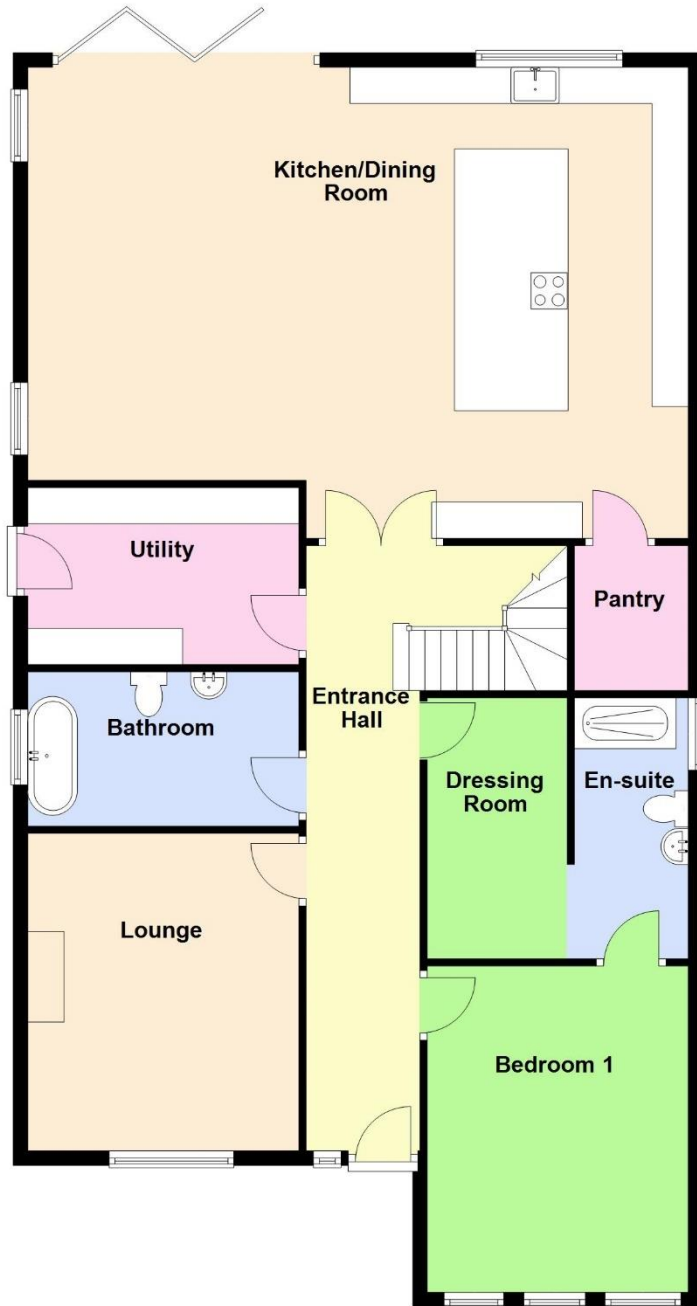






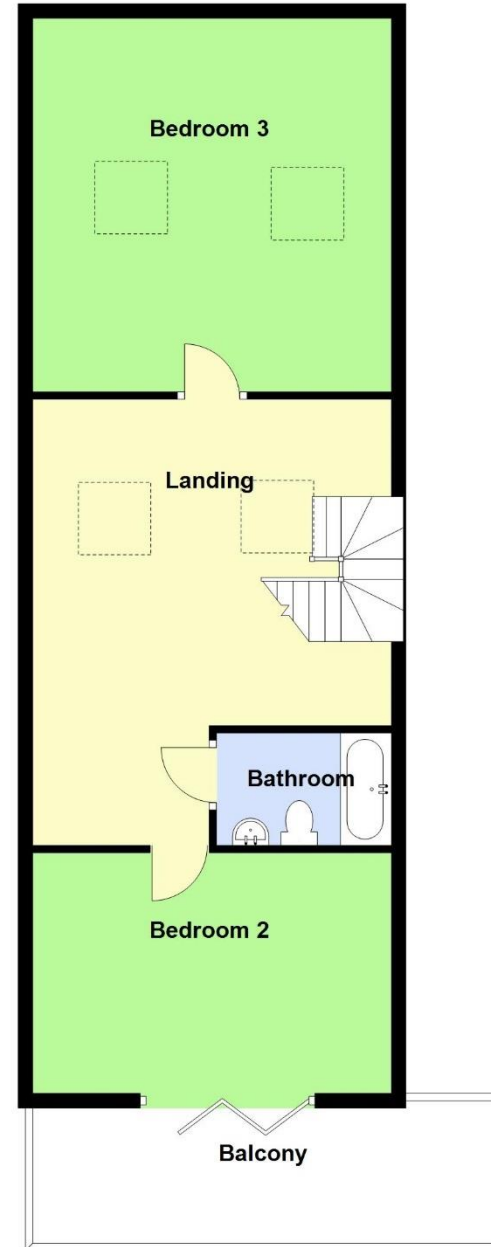
Ground Floor

Approx. 143.7 sq. metres (1546.4 sq. feet)



First Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Total area: approx. 218.3 sq. metres (2349.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		