

Buy. Sell. Rent. Let.



11 Storeys Lane, Burgh Le Marsh, PE24 5LR



3



2



4

£450,000

When it comes to
property it must be


lovelle



£450,000

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- Key Features**
- Cottage with Detached Annexe
 - Fabulous 1/2 Acre Plot
 - Plenty of Parking & Large Garage
 - Outbuildings & Workshops

- Secluded Private Position Yet Close to Amenities
- Tons of Character including Multi Fuel Burners!
- EPC rating D
- Tenure: Freehold





Wow- Rose Cottage is a fabulous cottage with Annexe & Large 1/2 Acre Plot with Outbuildings! This cottage oozes character and sits within a lovely, very private, mature plot in a 'tucked away' position yet within 500 metres of the amenities and shops! Gated access opens to a driveway that leads to a large detached garage and two workshops. As one of the workshops is insulated with French doors this could be used as a large summer house/garden room too ideal for people looking to 'tinker about' in/work from home/enjoy the plot etc. The gardens are a joy to behold and are established with lots of plants, shrubs and trees (including fruit) plus patio seating area and wooded walk. The cottage accommodation comprises; entrance porch, modern kitchen with skylight, lounge with multi fuel burner, sitting room with multi fuel burner, dining room with patio doors to the garden, downstairs shower room and two double bedrooms to the first floor with majority double glazing and LP gas central heating. Adjacent to the cottage is a detached annexe currently arranged; large open plan kitchen/lounge, downstairs shower room and large bedroom to the first floor with own LP Gas central heating boiler separate from the main cottage. The annexe building could suit many different living arrangements/uses including multi-generational living, working from home, guest accommodation, Air B&B etc. 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.

Porch

Entered via a stable door with window to the front aspect, door to;

Kitchen

11'9" x 11'3" (3.6m x 3.4m)

With UPVC windows to both sides, fitted with a range of base and wall cupboards with worktops, one and half bowl sink, Kenwood gas and electric range style cooker, space for fridge freezer, space for washing machine, breakfast bar, Glow Worm central heating boiler, plinth hot air heater, Velux style window, door to;

Sitting Room

13'1" x 11'9" (4m x 3.6m)

With three UPVC windows, radiator, multi fuel burner, flagged hearth, door to;

Dining Room

13'3" x 9'11" (4m x 3m)

With UPVC bay window and UPVC patio doors to the garden, flagged floor with under floor heating, beams to ceiling, door to;

Lounge

16'0" x 11'1" (4.9m x 3.4m)

With four UPVC windows, radiator plus under floor heating, exposed beams (reclaimed from a shipwreck off Skegness Coast in 1909), stairs to the first floor.

Landing

With UPVC window and doors to;

Bedroom One

16'0" x 8'2" (4.9m x 2.5m)

With UPVC window to the front aspect, fitted wardrobes, wash hand basin.

Bedroom Two

13'4" x 9'10" (4.1m x 3m)

With UPVC windows to the front and rear aspects, radiator.

Annexe

Kitchen/Lounge

17'11" x 10'4" (5.5m x 3.1m)

Entered via a glazed door with UPVC window to the rear, flagged floor with under floor heating, fitted with a range of base and wall cupboards, with worktops over, stainless steel sink, freestanding gas cooker, under unit fridge, Logic washing machine, stairs (open tread) to the first floor, door to;

Wet Room

10'4" x 4'4" (3.1m x 1.3m)

With UPVC window to the rear aspect, door to the rear, Glow Worm combi boiler, tiled floor, under floor heating, electric shower over drain, pedestal wash hand basin, low level WC, ladder style radiator, tiled walls.

Bedroom

22'10" x 10'4" (7m x 3.1m)

With UPVC window and Velux style window, radiator, (sloping ceiling, some restricted headroom).

Outside

The property has wooden gates that open to the driveway that runs down between the neighbouring properties and opens up behind them offering a fabulous private position, hidden from the road! The driveway leads to the garage. The house and annexe sit centrally with gardens all around laid to lawn with patio seating area, established planting, shrubs and flowers, trees including fruit (apple, plum, pear and red currents). There is also a 'secret' wild wooded walkway to enjoy the wildlife! There is a 'working area' to the garden screened by conifers and trees with two workshops and a lean-to store.

Garage

27'4" x 13'6" (8.3m x 4.1m)

(minimum dimensions). With power and light, personnel door, double doors to the drive.

Workshop

23'7" x 11'5" (7.2m x 3.5m)

With French door and windows, power and light, insulated. Currently used as a workshop but in the agent's, opinion would also make a great studio/garden room.

Workshop No. 2.

With insulated roof, power and light, pot bellied stove, windows.





Services

Vendor has upgraded many parts including Kingspan wall insulation to several rooms. The property has LPG gas central heating, mains water, cesspit drainage and mains electricity. We have not tested any heating systems, fixtures, appliances or services. 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 of town. At the roundabout turn right as signposted into Burgh Le Marsh on Skegness Road. Turn left at the Bridge Chippy. The property has white gates and can be found on the left hand side marked by our for sale board.

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/T9BwB8qK8mhmor2EQhMhmT/view>

Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

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: Cesspit
Heating: LPG-powered central heating is installed.
Heating features: Double glazing, Underfloor heating, and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - Good
Parking: Garage, Driveway, and Gated
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/>

Viewings

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.lovell.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

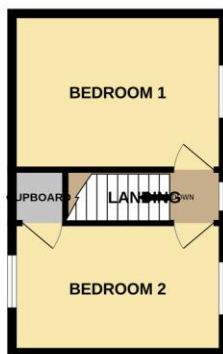
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



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it must be


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