

Buy. Sell. Rent. Let.



25 Parkers Close, Burgh Le Marsh, PE24 5BJ



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£180,000

When it comes to
property it must be


lovelle

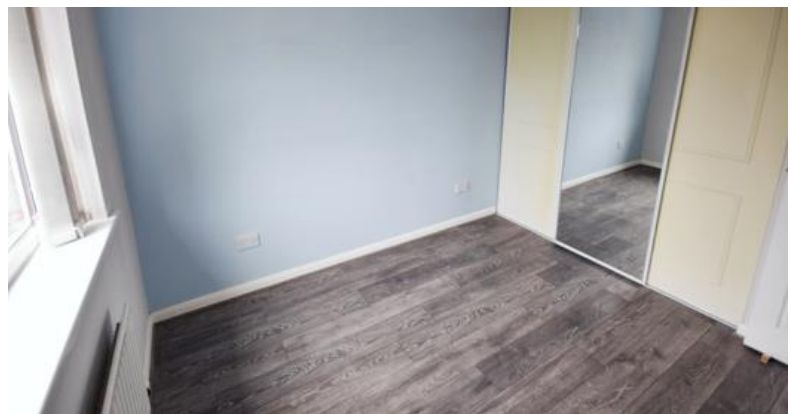


£180,000



Key Features

- NO ONWARD CHAIN
- Gas Central Heating
- Conservatory
- UPVC Double Glazing
- Quite Cul-de-Sac Location
- Open Field Views
- EPC rating C
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Great bungalow in lovely cul-de-sac position and open aspect views from the rear garden! The accommodation comprises; UPVC conservatory, kitchen (with under floor heating), lounge, shower room and two bedrooms, gravelled frontage providing off road car parking for two cars, gas central heating and UPVC double glazing. Located in the popular, and well served village of Burgh le Marsh, 5 miles from golden sandy beaches at Skegness and a couple of miles from the Wolds. Pleasant, quiet village with amenities including, mini supermarket, doctors, regular bus services, primary school, various other shops, pubs/restaurants and pleasant walks around the village and surrounding countryside.

Conservatory

3.41m x 2.92m (11'2" x 9'7")

Entered via a UPVC front door, of brick and UPVC construction, radiator, tiled floor, ceiling light fan, French doors to the rear garden, UPVC door to;

Kitchen

4.18m x 2.23m (13'8" x 7'4")

With UPVC window to the front aspect, tiled floor (with under floor heating), fitted with a range of base and wall cupboards with worktops over, ceramic 1 and 1/2 bowl sink, integrated electric double oven, integrated gas hob, extractor over, space for tall fridge freezer, space for washing machine, central heating boiler, door to;

Lounge

3.44m x 5.06m (11'4" x 16'7")

UPVC window and door to the front aspect, wooden flooring, radiator, door to;

Hall

With cupboard housing the hot water tank, tiled floor, with loft access, doors to;

Bedroom One

3.1m x 2.87m (10'2" x 9'5")

With UPVC window to the rear aspect, laminate flooring, fitted wardrobes, radiator.

Bedroom Two

2.7m x 2.8m (8'11" x 9'2")

With UPVC window to the rear aspect, laminate flooring, fitted wardrobes, radiator.

Shower Room

1.98m x 1.66m (6'6" x 5'5")

With UPVC window to the side aspect, corner shower enclosure, pedestal wash hand basin, low level WC, tiled walls and floor, ladder style radiator and spotlights.

Outside

The front is gravelled to provide off road parking for two cars. The rear garden is laid to gravel and artificial grass, with two sheds and is enclosed by fencing, with open field views.

Services

The property has mains gas central heating, water, sewerage and 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 out of town. At the roundabout turn right signposted into Burgh Le Marsh onto Skegness Road. Turn left at the Chip shop onto Storey's Lane, follow around the bends and turn left to Johnson Way and Parkers Close is the last off on the left hand side.

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/properties/Gna8BkkBYZtjB5R6k1Fmf8/view#property>

Material Information Data

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Underfloor heating

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Private and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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 and 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.

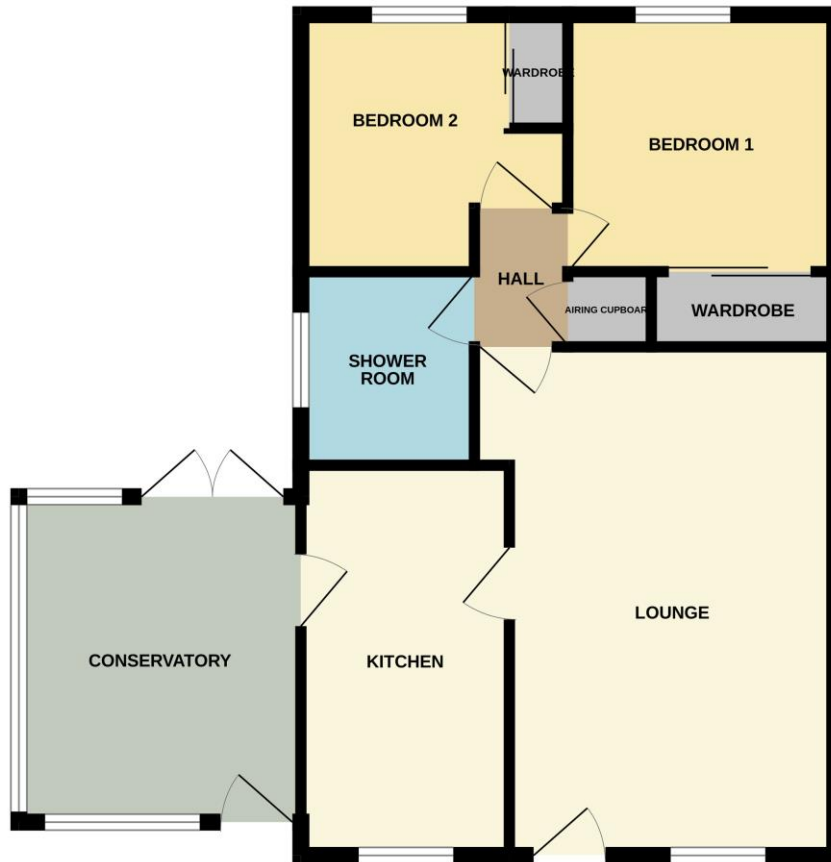
Energy Performance Certificate

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.

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

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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