



62 Station Road, Burgh Le Marsh, PE24 5EP



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£350,000

Freehold



Key Features

- NO CHAIN
- WELL PRESENTED
- SPACIOUS DETACHED HOUSE
- ANNEXE STYLE ACCOMMODATION
- POPULAR VILLAGE LOCATION
- 3 DOUBLE BEDROOMS
- MASTER EN-SUITE
- DRIVE & GARAGE
- COUNCIL TAX BAND D
- EPC RATING C





NO CHAIN. A well presented good sized 3 Bedroom Detached House with additional Annexe style accommodation, gardens, drive and Garage situated in the popular village of Burgh le Marsh and convenient for local facilities. Comprising of Entrance Hall, Lounge, Sitting Room, 17' Dining Kitchen, Utility Room and Conservatory. To the first floor 3 double Bedrooms, the master with an En-Suite Shower Room and a family Bathroom. Adjacent to the Garage is a self contained 'Annexe' with 2 Rooms and a Shower Room. The property benefits from lpg gas central heating and pvc double glazing. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a composite door to the:-

ENTRANCE HALL

With stairs to the first floor.

LOUNGE 3.64m x 3.34m (11'11" x 11'0")

With pvc window to the front elevation, multifuel burner with tiled surround, radiator.

SITTING ROOM 3.81m x 3.37m (12'6" x 11'1")

With pvc window to the front elevation, log burner with tiled surround, radiator.

DINING KITCHEN 5.32m x 2.97m (17'6" x 9'8")

With base and wall units, worksurfaces with tiled splash backs, inset 1 1/2 bowl sink unit, built in double oven, electric hob with extractor hood above, integrated dishwasher and integrated fridge, tiled floor, radiator, pvc window to the side elevation.

UTILITY ROOM 3.02m x 2.18m (9'11" x 7'2")

With base and wall units, worksurfaces with tiled splash backs, inset stainless steel sink unit, plumbing for washing machine, space for dryer, tiled floor, radiator, pvc window and pvc door to the rear elevation.

CONSERVATORY 4.83m x 3.66m (15'10" x 12'0")

Of pvc construction on a low brick wall with opaque ceiling, and pvc door opening onto the rear garden.

1ST FLOOR LANDING

With access to roof space, radiator.

BEDROOM 1 3.69m x 3.38m (12'1" x 11'1")

With pvc window to the front elevation, radiator.

EN-SUITE SHOWER ROOM 2.27m x 1.63m (7'5" x 5'4")

With corner shower enclosure, a range of built in furniture with inset hand basin and W.C with concealed cistern, heated towel radiator, opaque pvc window to the side elevation.

BEDROOM 2 3.64m x 3.35m (11'11" x 11'0")

With pvc window to the front elevation, radiator, access to roof space.

BEDROOM 3 3.72m x 3m (12'2" x 9'10")

With pvc window to the side elevation, radiator.

FAMILY BATHROOM 2.14m x 1.96m (7'0" x 6'5")

With panelled bath with shower over, pedestal hand basin, W.C, heated towel radiator, built in airing cupboard, tiled walls and floor, Velux window to the rear elevation.

ANNEXE STYLE ACCOMMODATION

ROOM 1 3.57m x 2.88m (11'8" x 9'5")

With pvc window to the front elevation, radiator.

ROOM 2 4.09m x 3.34m (13'5" x 11'0")

With pvc window to the side elevation, radiator, pvc door to the front elevation.

SHOWER ROOM

With shower enclosure, pedestal hand basin, W.C, opaque pvc window to the rear elevation.





OUTSIDE

To the front is a lawned garden with inset trees and being bordered by a curved wall and mature hedging.

A block paved drive leads to the:-

GARAGE 5.5m x 2.76m (18'0" x 9'1")

With electric vehicle door, light and power, pvc window to the side elevation, central heating boiler for the Annexe.

The enclosed rear garden is lawned with patio seating area, pond, two garden Sheds, and a log store.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler serving 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 D - 2025/26 - £2,209.26



ANTI-MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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Ground Floor

Approx. 119.2 sq. metres (1283.2 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 174.1 sq. metres (1873.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

