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Hill Top, 12 Hall Lane, Burgh Le Marsh, PE24 5AQ



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£250,000

When it comes to
property it must be


lovelle



£250,000

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- Key Features**
- Detached Bungalow
 - Three Double Bedrooms
 - Bathroom & Wc
 - Kitchen Diner

- Lounge
- Garage & Laundry Room
- EPC rating D
- Tenure: Freehold





Fantastic elevated position! Great sized, three bedroom detached bungalow on LARGE PLOT! The accommodation comprises spacious hallway, lounge, kitchen-diner, bathroom and separate Wc, three bedrooms with gas central heating and majority UPVC double glazing. There is a driveway leading to single garage plus useful utility room to the rear of the garage! The good size gardens are to the front and rear of the property and are mature and well stocked. Great village location with good services including doctors, mini supermarket, various shops, pubs/restaurants and bus services.

Hallway

Having upvc double glazed entrance door, central heating radiator, coving to ceiling, cloaks cupboard and access to roof space (the vendor has informed us it is part boarded and has light), doors to;

Lounge

5.49m x 4.15m

Having UPVC double glazed bow window unit overlooking the front garden, UPVC double glazed picture window unit to the rear elevation with views of the rear garden, central heating radiator, two radiators, coving to ceiling and feature fireplace with coal effect gas fire.

Kitchen Diner

5m x 3.62m L-shaped, max dim.

Having side door and window being single glazed, three further UPVC double glazed windows with garden views, two central heating radiators, gas central heating boiler, selection of fitted kitchen units comprising base cupboards and wall mounted units, roll edge working surfaces with tiled splashback protection, stainless steel sink unit, electric cooker with cooker hood above, space for fridge and larder cupboard.

Bedroom One

3.35m x 3.38m

Having double doors built in cupboard, central heating radiator, coving to ceiling, UPVC double glazed window unit to the rear elevation and tv aerial point.

Bedroom Two

3.18m x 3.63m

Having UPVC double glazed window unit to the front elevation, central heating radiator and double door built in cupboard. Currently used as a second sitting room.

Bedroom Three/Dining Room

2.74m x 2.62m

Having upvc double glazed window unit to the front elevation and central heating radiator.

WC

Having low level wc and obscured glass UPVC double glazed window unit.

Bathroom

2.47m x 2.35m

Having bath with mixer tap and shower attachment above, wash handbasin, double door cupboard housing the hot water cylinder (newly fitted 2023) and heated towel rail.

Outside

The front of the property has a walled front border with brick pillars, concrete driveway and car parking space. The front garden includes mature shrubs with borders and pathway leading to the front door. To the side of the garage there is a gated passageway with light leading to the kitchen door and covered seating area. Door to the garage and laundry room. There is an enclosed rear garden with centre path leading along the garden, inset shrubs, beds and mature borders and a paved seating area.

Laundry Room

2.93m x 1.71m

With deep Belfast sink unit, tap, plumbing for automatic washing machine, space for dryer and freezer. There is a low level wc, timber entrance door and single glazed window unit.

Garage

5.58m x 2.96m

Single glazed window unit and up and over vehicle door.

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

Great location in the popular, well served village of Burgh Le Marsh. Located in a quiet, residential area, this bungalow benefits from village amenities nearby including doctors, mini supermarket, bus services, bakers, butchers, several pubs/restaurants, take aways and primary school.

Directions

From Skegness take the A158 Burgh Road out of town and as you get to the round about turn left as sign posted into the village of Burgh Le Marsh onto Skegness Road. Follow the road for about 1/2 a mile you will take the next left onto Storeys Lane and follow the road all the way along where it turns to Hall Lane. Continue to follow Hall Lane and the property can be found on the left hand side.

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 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. 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.

Mortgage Advice

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 Information

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. Lovell 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



This floorplan is a guide to the layout of the property and should not be used as a measurement tool.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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