



Strawberry View Wainfleet Road, Burgh Le Marsh

BELL



A bespoke design, built to individual specifications in 2018, the property currently provides four bedrooms however easy reconfiguration would accommodate up to seven plus a versatile Garage attic room (fully decorated and insulated). The property has an excellent EPC - B rating

The property boasts a wealth of reception spaces, with zone controlled underfloor heating throughout the ground floor. Including centrepiece open-plan Living / Dining / Kitchen with sliding doors out to the rear patio (South-East facing). Also enjoying a beautiful dual-aspect Lounge, the ground floor is completed with office, utility and boiler rooms, bathroom and internal access to the Double Garage.

The first floor is laid out with three Bedrooms, including Master with En Suite (and potential for division to create another Bedroom); the second two more Bedroom spaces, flexible to suit a range of requirements. Meanwhile, above the garage is a versatile Studio/Office/possible Bedroom Seven. Another option is to create an annex, comprising kitchen, utility, bathroom, bedroom and large lounge; subject to the necessary consents for garage conversion.

Set back from the road, walled boundaries containing lawned gardens and large gravelled driveway, the property is set with attractive external lighting and a beautiful rear patio, looking out across the garden.

Price: £650,000

