



62a Station Road

Burgh Le Marsh, Skegness

NO CHAIN. A substantial and versatile 4 Bedroom Detached House set in a private location set back from the road with extensive landscaped gardens, block paved drive, double Garage/Workshop and Indoor Swimming Pool. The accommodation comprises a light and spacious Entrance Hall, 22' Lounge, Dining Room, modern 23' Dining Kitchen, 36' Orangery with Swimming Pool, Utility Room, W.C, Snug and Study. To the first floor are 4 En-Suite Bedrooms. Externally the property benefits from ample parking and turning, double Garage, a stunning landscaped garden with mature planting, a vegetable plot, large timber garden shed. The plot extends to approx 2/3rd of an acre (sts). Viewing is essential to appreciate this well presented and maintained spacious family house. EPC Rating C

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the side elevation via a pvc door with matching side panels opening to the:-

ENTRANCE HALL

Providing a lovely spacious entrance with pvc window to the front elevation, lovely wooden staircase to the first floor, radiator, decorative coving to ceiling, wooden flooring and glazed double doors leading through to the:-

LOUNGE

22' 3" x 15' 3" (6.79m x 4.66m)

With walk in pvc bay window to the front elevation, further pvc window to the side elevation, wall mounted T.V point, decorative coving to ceiling, wall and ceiling light points, radiator.

DINING KITCHEN

24' 0" x 12' 0" (7.31m x 3.66m)

Fitted with a range of modern cream high gloss base and wall units including curved end cupboards pan drawers and undercabinet lighting, wood effect worksurfaces with tiled splashbacks, inset 1 1/2 bowl composite sink unit with mixer tap over, built in double oven, inset 5 ring gas hob with with extractor hood above, integrated dishwasher, integrated fridge and breakfast bar seating area. Wood effect laminate flooring leads through to the dining area where there are pvc french doors to the Orangery, pvc window to the side elevation, wall mounted T.V point, 2 radiators and glazed door to:-

UTILITY ROOM

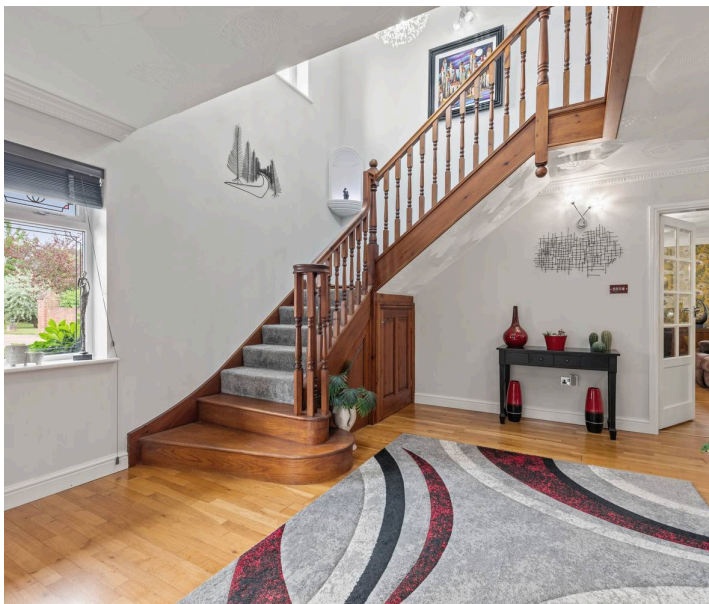
11' 4" x 9' 10" (3.45m x 2.99m)

With units, worksurfaces and tiling to match the Kitchen, inset 1 1/2 bowl sink unit with mixer tap over, spaces for washing machine and dryer, space for fridge freezer, pvc window overlooking and pvc door to the rear elevation.

DINING ROOM

15' 3" x 15' 2" (4.65m x 4.62m)

With wooden flooring following through from the Hallway, decorative coving to ceiling, wall and ceiling



DINING ROOM

15' 3" x 15' 2" (4.65m x 4.62m)

With wooden flooring following through from the Hallway, decorative coving to ceiling, wall and ceiling light points, radiator, pvc double doors opening to the:-

ORANGERY with SWIMMING POOL

36' 11" x 20' 8" (11.26m x 6.29m)

Of brick construction with an opaque polycarbonate roof and pvc windows to three sides, SWIMMING POOL with roll out cover and oil powered heating system, ceiling lights and fan, tiled floor and pvc french doors opening onto a patio seating area, door to:-

PUMP ROOM

SECOND HALLWAY

With pvc window and door to the side elevation, tiled flooring, radiator, door to Garage.

CLOAKROOM

With W.C, hand basin set into a vanity unit, part tiled walls, tile flooring, radiator, opaque pvc window to the rear elevation.

SNUG

17' 11" x 11' 8" (5.47m x 3.56m)

With pvc window to the rear elevation, radiator, coving to ceiling, wall and ceiling light points, built in media unit with T.V point, cupboards and illuminated display shelving.

OFFICE

11' 8" x 11' 7" (3.55m x 3.53m)

With pvc window to the side elevation, radiator.

FIRST FLOOR LANDING

With opaque coloured leaded glazed pvc window to the front elevation, wall light points





BEDROOM 1

18' 1" x 13' 4" (5.52m x 4.07m)

With a pvc window to the front elevation, radiator and fitted with an extensive range of built in furniture comprising chests of drawers with dressing table, wardrobes with over bed lockers and bedside drawers. Door to:-

EN-SUITE SHOWER ROOM

7' 5" x 7' 3" (2.26m x 2.22m)

With corner shower enclosure with curved entry doors and Triton electric shower, pedestal hand basin, W.C, part tiled walls, tiled floor, opaque pvc window to the side elevation.

BEDROOM 2

15' 4" x 11' 5" (4.67m x 3.48m)

With pvc window to the rear elevation, radiator, door to:-

EN-SUITE SHOWER ROOM

7' 5" x 7' 5" (2.26m x 2.25m)

With corner shower enclosure with curved entry doors and Triton electric shower, vanity unit with inset hand basin, W.C, part tiled walls, wood effect flooring.

BEDROOM 3

13' 9" x 12' 1" (4.18m x 3.69m)

With pvc window to the rear elevation, radiator, door to:-

EN-SUITE SHOWER ROOM

7' 8" x 5' 3" (2.33m x 1.61m)

With corner shower enclosure with curved entry doors and Triton electric shower, pedestal hand basin, W.C, part tiled walls, wood effect flooring, radiator.

BEDROOM 4

11' 11" x 9' 10" (3.64m x 2.99m)

With pvc window to the side elevation, radiator, door to:-





EN-SUITE / FAMILY BATHROOM

13' 7" x 6' 8" (4.13m x 2.04m)

Fitted with a panelled bath with mixer tap and hand shower attachment over, large walk in shower enclosure with glass screen and Triton shower electric shower, hand basin in a vanity unit, W.C with concealed cistern, part tiled walls, wood effect flooring, heated towel radiator.

OUTSIDE

The property is well set back from the road with double wrought iron gates opening onto an extensive block paved driveway with lawned gardens and leading through brick pillars to the front of the house which is block paved to provide for ample parking and turning.

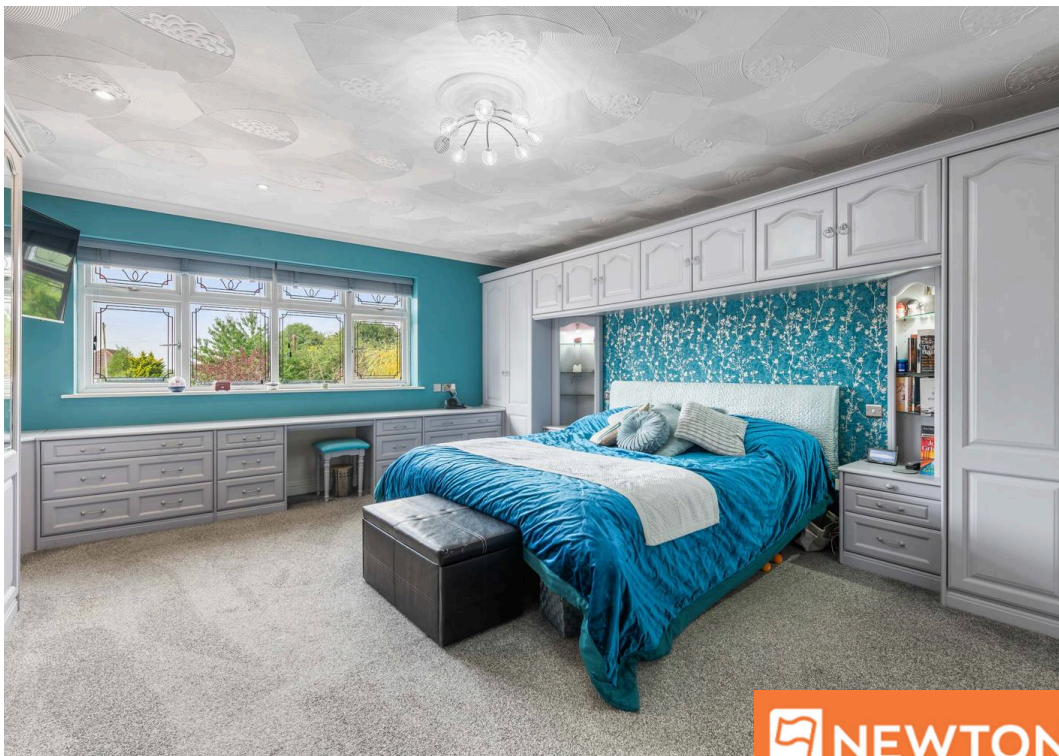
DOUBLE GARAGE & WORKSHOP

26' 2" x 18' 10" (7.98m x 5.74m)

With up and over vehicle door, pvc windows, light and power connected. A gate opens onto a further parking area which is ideal for a motorhome, touring caravan, trailer etc and houses the oil tank. Beyond is an enclosed garden area with a large vegetable plot and potting shed. The beautifully landscaped rear garden comprises of a large block paved patio seating area adjacent to the house with raised garden borders and mature planting. The large lawned garden offers a high degree of privacy with mature planting and trees, a gravelled path leading to a central pond with bridge to a paved seating area. To the rear of the garage is a further lawned area, 2 greenhouses and a large timber garden shed.





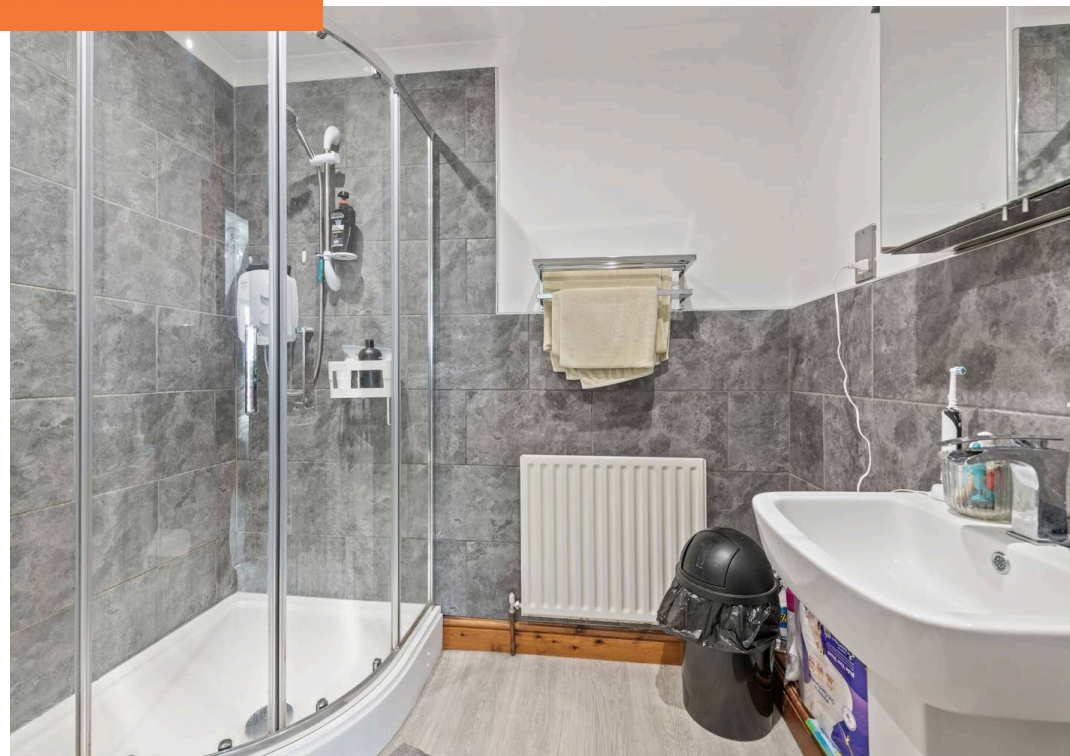


 **NEWTON FALLOWELL**





 **NEWTON FALLOWELL**



TENURE

Freehold

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by 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 G – 2025/26 – £3682.10





MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property

Ground Floor
Approx. 276.4 sq. metres (2975.2 sq. feet)



First Floor
Approx. 111.0 sq. metres (1194.6 sq. feet)



Total area: approx. 387.4 sq. metres (4169.7 sq. feet)



Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

