



CHOICE PROPERTIES

Estate Agents

20 Hall Lane,

Burgh Le Marsh, PE24 5AQ

Reduced To £215,000



Choice Properties are please to offer for sale this spacious detached four bedroom farmhouse in need of modernisation. The property is located in a great position within Burgh le Marsh and has huge potential to open up further into the workshop and roof room.

With the advantage of Oil Central Heating & UPVC Double Glazing the spacious internal accommodation consists of :-

Entrance door to:

Kitchen/Diner

8'0" x 22'8"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Radiator. Understairs storage cupboard.

Pantry

8'0" x 7'6"

From the Kitchen is an opening behind the cupboard into the pantry room.

Lounge

17'7" x 12'3"

Radiator. Electric consumer unit. Door to Workshop.

Sitting Room

12'0" x 14'1"

Open fire set in feature stone surround. Radiator.

Hall

Door leading out to the garden. Staircase to the first floor landing.

Dining Room

12'0" x 12'0"

Open fire set in feature tiled surround. Radiator.

Landing

Bedroom 1

12'0" x 18'3"

Open fire. Radiator. Fitted storage cupboard.

Bedroom 2

12'0" x 12'0"

Radiator.

Bedroom 3

8'0" x 10'1"

Radiator.

Bedroom 4

8'0" x 9'7"

Radiator. Airing cupboard housing the hot water cylinder. Access to roof room above the Lounge.

Shower Room

10'2" x 4'7"

With three piece white suite which consists of a shower enclosure with electric shower, wash hand basin and w.c. Part tiled walls.

Workshop

12'0" x 12'3"

Oil boiler which supplies the central heating and hot water. Side door.

Store

6'0" x 8'2"

Door.

WC

with w.c.

Gardens

To the front is a paved courtyard garden fronted by a brick wall. To the rear is a lawned garden. Outside water tap.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

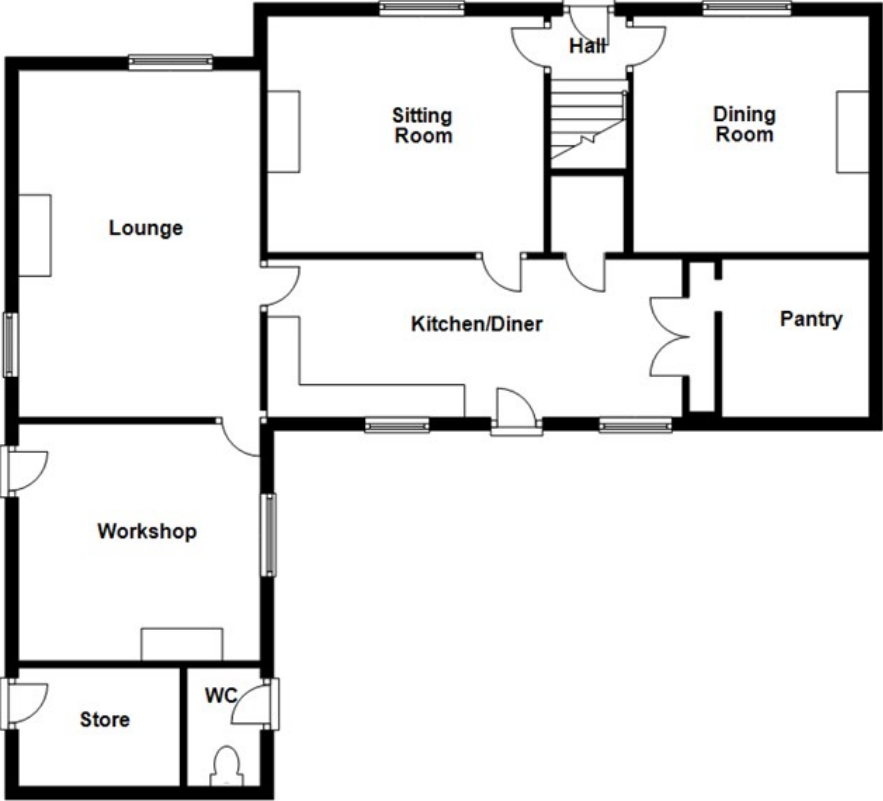
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

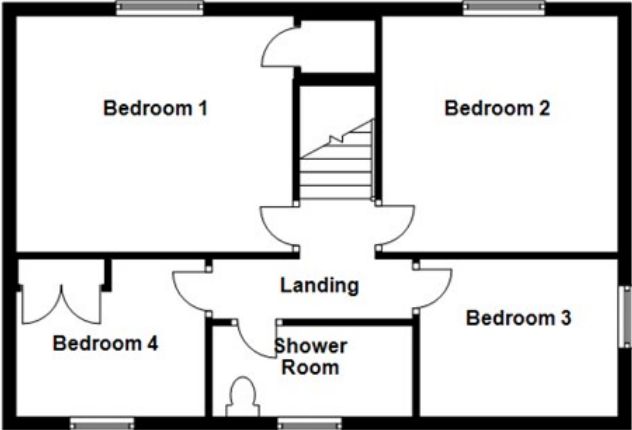




Ground Floor



First Floor



Directions

Follow directions on your satnav to postcode PE24 5AQ.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	39

