



'Oak Lodge', Hall Lane, Burgh le Marsh

£439,000



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**Willsons**  
— SINCE 1842 —

**'Oak Lodge',  
, Hall Lane, Burgh le Marsh,  
Lincolnshire, PE24 5AQ**

**"AGENT'S COMMENTS"**

*An exclusive development of 6 superior family residences situated in the grounds of Burgh Hall in the popular market town of Burgh le Marsh convenient for the amenities. Traditionally constructed with mellow facing brick exterior and inset decorative relief course under a pitched slated roof with deep overhanging eaves in a style complimentary to the neighbouring hall by a local developer under the guidance of a local architect for which there will be a 10 year certificate. Upvc double glazed sash windows with stone lintels. Upvc double glazed rear doors and composite entrance door, gas fired central heating to radiators, stylish kitchen with granite worksurfaces, modern profiled skirting board and architraves and brushed steel sockets and switches. Garage, block paved parking and lawned gardens.*

**LOCATION**

*Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*

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**Accommodation:**

A decorative front open canopy with pitched roof over the stylish composite entrance door with 2 Upvc double glazed side panels opening into the:

**Reception Hall**

12'10" x 8' (3.91m x 2.44m)  
Radiator, coving to ceiling, inset ceiling spotlights, stylish return staircase with solid oak rails and glass panelled balustrade and carpeted floor.

**Lounge-Dining Room**

31'5" x 11'8" max. (9.58m x 3.58m max. )  
Upvc double glazed sash window to front and Upvc double glazed patio doors with side screens opening onto the rear patio, 2 radiators, 2 TV points, telephone point, 4 wall lights, coving to ceiling, inset ceiling spotlights, open fireplace with chimney and tiled back and hearth, carpeted floor. Opens into the:

**Kitchen**

13'4" x 9'11" (4.06m x 3.02m)  
Being equipped with a range of stylish grey shaker style wall and base units with granite worksurfaces, upstands and matching window sills with moulded space for sink and grooved drainer having a stainless steel 1 & 1/2 bowl sink below and mixer tap, integrated fridge and freezer, integrated dishwasher, oven unit incorporating the Neff electric double oven, Neff 4 ring gas hob with stainless steel cooker hood over, coving to ceiling, inset ceiling spotlights, stylish grey vertical radiator, grey timber effect vinyl flooring, 2 Upvc double glazed rear sash windows. Door to:

**Utility**

6'7" x 6'4" (2.03m x 1.95m)  
Having a matching range of wall and base units with granite worksurface, matching upstands and windowsill, moulded space for sink with stainless steel bowl below and mixer tap, integrated wall mounted gas fired central heating boiler, space and plumbing for washing machine, Upvc double glazed side entrance door, matching vinyl flooring, inset ceiling spotlights, Upvc double glazed sash window.

**Cloakroom**

6'7" x 3' (2.01m x 0.91m)  
Equipped with wc, corner vanity sink with waterfall tap and cupboard below, Upvc double glazed side sash window, extractor fan, coving to ceiling, radiator, matching vinyl flooring.

**Study**

12'9" x 11'10" (3.89m x 3.61m )  
Upvc double glazed front sash window, radiator, coving to ceiling, TV point, wall light, carpeted floor.

**First Floor:**

**First Floor Landing**

With matching oak rails and glass panelled balustrades, radiator, Upvc double glazed front sash window, coving to ceiling, inset ceiling spotlights, wall light, carpeted floor, access to loft space.

**Master Bedroom**

19'3" x 11'10" (5.87m x 3.61m )  
Upvc double glazed rear sash window, 2 radiators, coving to ceiling, carpeted floor. Door into the:

**En-Suite**

12'3" x 10' (3.73m x 3.05m )  
With part sloping ceiling to 3'6". Stylishly equipped with large walk-in shower cubicle with direct shower, glass screen and mermaid style board to rear, wc, stylish white ceramic wash hand basin with waterfall tap over and cupboard below, free standing white bath with curved ends and waterfall tap and mermaid style panel to the rear, chrome ladder style towel rail, extractor fan, ceiling spotlights, carpeted floor, Velux double glazed roof light.

**Bedroom 2**

12'0" x 11'4" (3.66m x 3.45m)  
Upvc double glazed front sash window, radiator, wall light, TV point, coving to ceiling, carpeted floor.

**Bedroom 3**

11'9" x 11'9" max. (3.58m x 3.58m max.)  
Upvc double glazed front sash window, radiator, TV point, wall light, coving to ceiling, carpeted floor.

**Bedroom 4**

11'6" x 9'6" min. (3.53m x 2.92m min.)  
Upvc double glazed rear sash window, radiator, coving to ceiling TV point, carpeted floor, wall light.

**Bath-shower room**

10'4" x 6'7" (3.15m x 2.01m)  
Stylishly equipped with bath with waterfall mixer tap, white wash hand basin with waterfall mixer tap set on an oak style wall mounted wall cupboard, wc, corner shower cubicle with curved entry door, direct shower and mermaid style boarding to rear, Upvc double glazed rear sash window, chrome ladder style towel rail, inset ceiling spotlights with integrated extractor fan, coving to ceiling.

**Exterior:**

Both Oak Lodge and the adjoining Willow Lodge are accessed via a block paved shared entrance which leads to the block paved parking area to the front of Oak Lodge and the:

**Garage**

18'1" x 10'9" (5.52m x 3.28m )  
With electric up and over vehicle door, plastered walls, light and power, coving to ceiling, 2 wall mounted vintage style front lights.

**Gardens**

With lawned front and rear gardens with a concreted path leading to the front porch and around both sides to the rear garden with porcelain paved path and patio, boarded fencing and inset tree.

**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.

**Services:**

We understand that mains water, electricity, gas and drainage are connected to the property.

**Roadway:**

The shared access will not be adopted and an annual charge of £? will be paid by each dwelling to contribute to the upkeep of the road.

**Local Authority:**

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111. Council tax band to be assessed as a new property.

**Energy Performance Certificate:**

The property has a predicted energy rating of mid B.

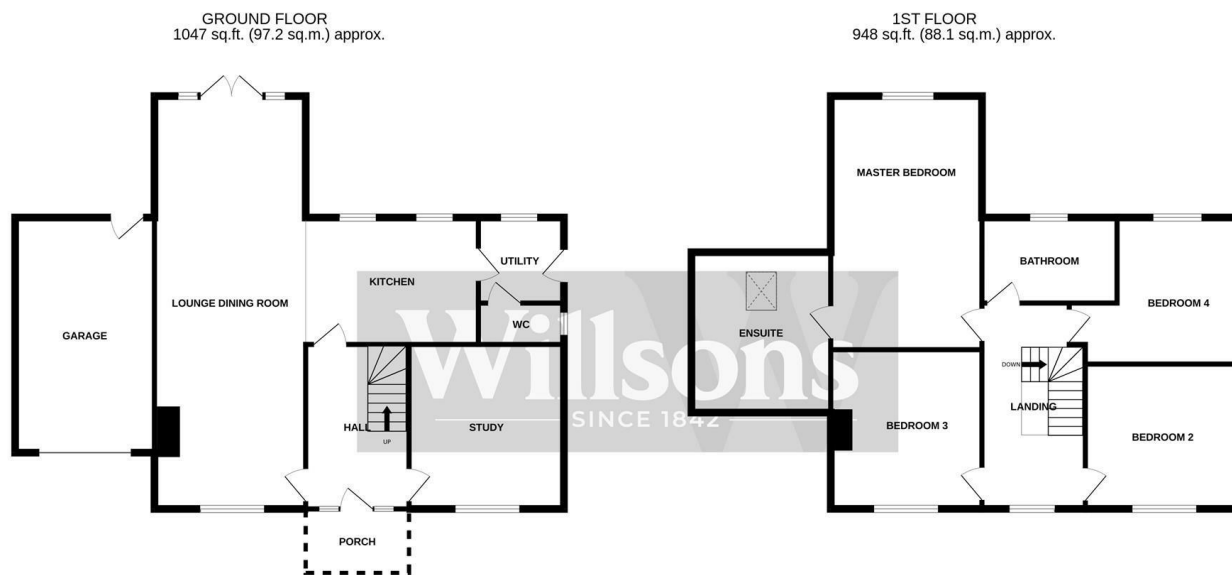
**Directions:**

To find the properties, from Skegness proceed along the A158 towards Lincoln, at the first roundabout take the left turn towards Burgh le Marsh town centre. Proceed through Burgh le Marsh past the church turning left into Wainfleet Road, past the local primary school whereupon the properties can be found on the left hand side.

**Viewing:**

Viewing is strictly by appointment with the Skegness office at the address shown below.



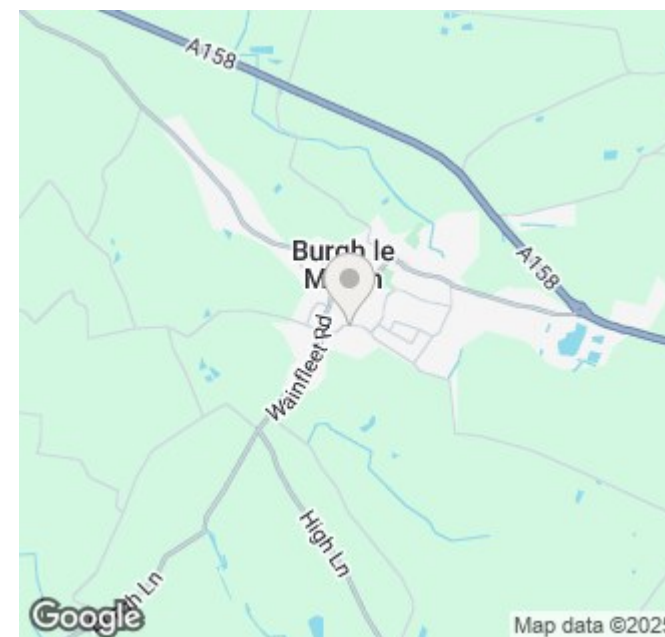


TOTAL FLOOR AREA: 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

