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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Buruelle
Burwell
LN11 8PR**

Guide Price £350,000

Set back from the main road, in a most delightful countryside setting, this spacious and versatile four double bedrooomed detached property sits on a generous sized gardens, which wrap around the property. The village is located on the A16, which provides quick and easy access to nearby market towns of Louth and Alford, both having well regarded Grammar Schools. The bright and airy accommodation, which has fantastic countryside views offers a large entrance porch, entrance hall, a spacious lounge, delightful family room/dining room, large breakfast kitchen, 2 double ground floor bedrooms and family modern bathroom. A utility and useful cloakroom is located off the garage. Two large first floor bedroom suites (each having a dressing area and en-suite shower room) and a fabulous sitting room/hobby or extended dressing room with balcony. Ample parking and double garage. A viewing is highly recommended to appreciate to the space on offer and this delightful setting.

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Burwell

Burwell is a small Lincolnshire Wold village lying on the A16, which is 6 miles south of the bustling market town of Louth and 8 miles from Alford, both with well regarded Grammar schools. The Village has a bus service running to both Louth and Alford. Burwell and the Wolds are known for great walks with stunning scenery, with many starting right outside the property. Louth is known as the capital of the Wolds, with its three markets every week and a variety of independent and national retailers, a theatre, library, cinema, golf course, tennis academy, bowls centre, leisure centre and many local clubs, together with a variety of restaurants, cafes, pubs and bars. On the outskirts of Louth is the Kenwick Park which offers further golf course and swimming pool facilities.

Entrance Porch

A large porch with uPVC double glazed entry door with two adjoining glazed windows and two further windows to the side aspects. Central heating radiator.

Hallway

uPVC bevel double glazed door leading from the porch with two adjoining glazed windows. Pleasantly presented with coving to the ceiling and having laminate flooring. Understairs storage cupboard.

Lounge

22' 5" x 13' 11" (6.82m x 4.24m)
Spacious with dual aspect view with uPVC double glazed windows to the front and rear elevations. Tastefully decorated with coving to the ceiling and dado rail to the walls. Decorative fireplace.

Family Room/Dining Room

10' 6" x 19' 4" (3.21m x 5.89m)
A lovely space easily combining more than enough room for both living and dining areas. A light and airy room with numerous uPVC double glazed windows to the front and side elevations. uPVC double glazed entry door from the front elevation. Two central heating radiators. Plate rack to the walls.

Breakfast Kitchen

10' 9" x 19' 4" (3.27m x 5.89m)
With uPVC double glazed window to the rear and side elevations, along with a side entry door. Pleasantly decorated and having down lighting to the ceiling. Equipped with an excellent array of stylish modern fitted wall and base units with contrasting wood block effect work surfacing with inset one and a half enamel sink and drainer. Integrated eye level double oven and four ring gas hob with chimney extractor over. Under lighting to the wall units and tiled splashback. Ample space for a dining table.

Family Bathroom

7' 11" x 7' 9" (2.412m x 2.36m)

uPVC double glazed window to the rear elevation. Fitted with a modern white bathroom suite comprising P-shaped shower bath with screen and shower over, close coupled w.c and a vanity wash hand basin. Tiling to the walls. Chrome effect central heating towel radiator.

Bedroom Three

10' 7" x 12' 2" (3.232m x 3.711m)

A Double. Offering uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

Bedroom Four

11' 5" x 9' 11" (3.490m x 3.030m)

A ground floor double. uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

First Floor Landing

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom One

13' 6" x 28' 1" (4.114m x 8.572m) maximums

A lovely sized principle bedroom with dressing area and ensuite off. The bedroom has uPVC double glazed windows to three aspects and two central heating radiators. Fitted wardrobes, drawer and dresser unit and fitted window seat. Built in cupboard.

Ensuite

6' 6" x 11' 1" into shower (1.986m x 3.380m)

A spacious ensuite shower room with uPVC double glazed window and fitted with a close coupled w.c, vanity wash hand basin and shower cubicle. Towel radiator.

Bedroom Two

13' 6" x 13' 7" (4.12m x 4.14m)

The second bedroom is again of a lovely size and has uPVC double glazed windows to the front and rear elevations. Two built in storage cupboards along with eave storage. A door leads off from the bedroom to what could be used as a dressing room/office/nursery.

Ensuite to Bedroom Two

4' 11" x 8' 10" (1.49m x 2.681m)

Velux window to the rear elevation. Fitted with a vanity wash hand basin and w.c. Shower cubicle with electric shower. Central heating towel radiator.

Reception 3/Hobby Room/Extended Dressing Room

13' 11" x 19' 3" (3.99m x 5.861m) max

Currently just as a hobby/treatment room. A versatile space that could be put to a variety of uses and having velux windows to the front and rear elevations and a UPVC double glazed door to the side opening onto a small balcony area. Walk in storage cupboard.

Garage

21' 11" x 15' 0" (6.68m x 4.58m)

Good sized double garage with internal light and power and having rear personal door. Inside the garage is a utility and separate w.c.

Utility

4' 10" x 7' 7" (1.47m x 2.3m)

Plumbing for a washer and dryer.

Outside

Accessed by a private driveway which is approached just opposite the Buttercross in the village centre, having a stream to the left hand side and double gates provide access to a large driveway, which offers ample off road parking for several vehicles including space for caravan or similar and leads to the double garage.

To the left hand side of the property there is the main section of garden enjoying views over the adjoining countryside and being mainly lawned with a range of established shrubs and plants.

To the rear you find another good sized elevated garden which again is lawned and is planted with a range of plants and flowers offering an abundance of colour throughout the year and again has open views. Further space to the rear provides storage with log store/shed and space for the bins etc.

Tenure

Freehold.

Services

Mains water, gas and electricity are understood to be connected, drainage is via a septic tank. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

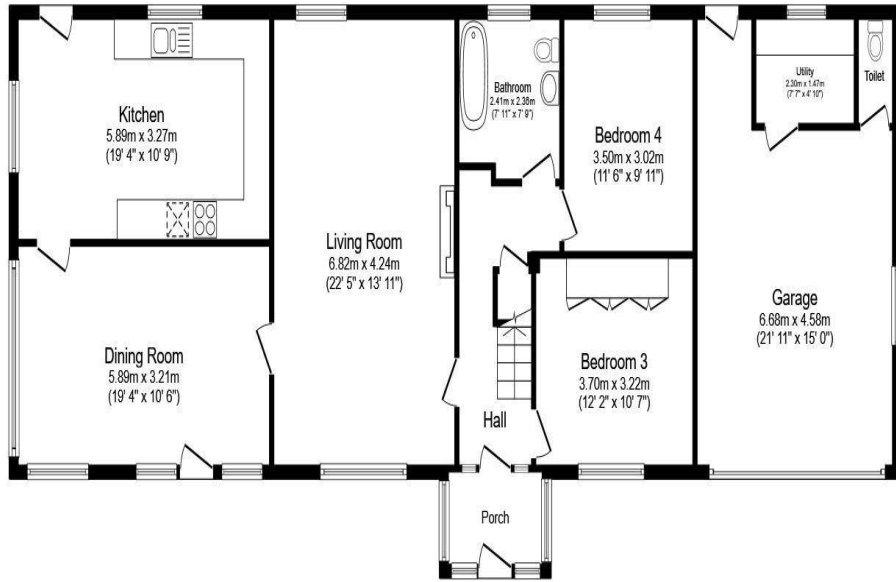
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

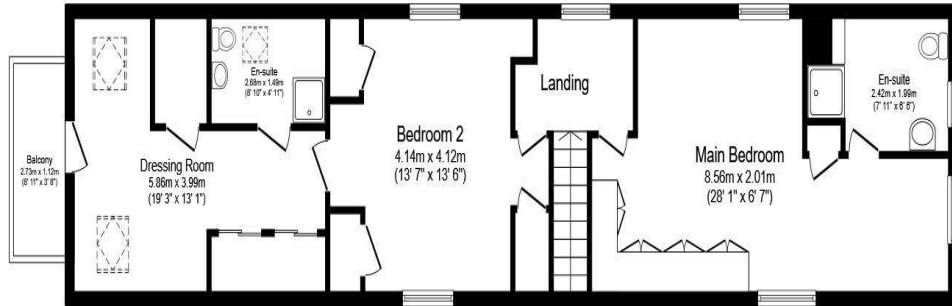
Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti







Ground Floor



First Floor

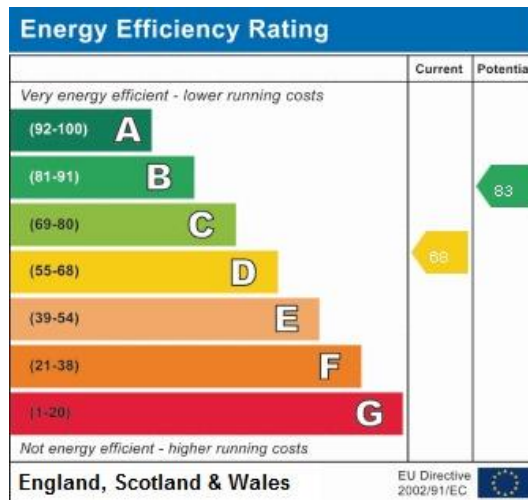
Total floor area 225.3 sq.m. (2,426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
 Friday 9am to 6.00pm
 Saturday 9am to 3.00pm
 Sunday 11am to 2.00pm (Louth & Immingham closed)



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