



BY DESIGN

*Marsh House*

Wildshed Lane, Burgh Le Marsh, Lincolnshire PE24 5BW

“A luxurious executive family home offering a spacious and stylish interior, designed to meet the highest standards of comfort and quality”

A luxurious executive family home offering a spacious and stylish interior. With approximately 3,350 sq. ft. of living space, this stunning property is located in the tranquil setting of Burgh Le Marsh. Boasting an electric gated entrance and ample parking, including a larger-than-average double garage, Marsh House offers maintenance-free living and is designed to meet the highest standards of comfort and quality, both inside and out.



















# Accommodation

Upon entering this remarkable home, you are welcomed by the grand double vaulted reception hallway, setting the tone for the entire property. Continue through to the spacious lounge, where natural light pours in from its triple aspect windows, creating a bright and inviting space. A wood-burning stove adds warmth and charm. Adjacent is a versatile room, ideal for use as a formal dining area or a well-appointed home office. This flexible space caters to your lifestyle needs. The heart of the home awaits as you move into the open-plan space, combining family, dining, and sitting areas. A central double-sided wood-burning stove adds a wonderful focal point and character to the room. The kitchen itself features top-quality appliances, quartz work surfaces, a large central island for entertaining, and a convenient walk-in pantry. Adjacent to the kitchen, a generously sized utility room offers additional storage and practicality, complete with matching quartz work surfaces. Convenience is key, and the ground floor includes a well-appointed shower room for residents and guests, as well as a cloakroom and a plant room, perfect for storing and drying.

Ascend to the first floor via a galleried landing, which includes a double width airing cupboard and double storage cupboard for your organisational needs and household appliances. The primary suite is a luxurious sanctuary, boasting open views and a private balcony. It includes a dressing room and a shower room for your comfort. Bedroom two enjoys its own en suite shower facilities, while bedrooms three, four, and five, all doubles, share access to the impressive family bathroom.

Step outside to discover the property's generously paved patio, impeccable south facing lawn gardens, and wood store. This outdoor space is perfect for gatherings and relaxation, enhancing your overall lifestyle. The front aspect provides a walled garden and parking for several vehicles, along with a useful additional lawned area in front of the property. The double garage is a particular feature, as it is oversized and taller than normal garages, benefiting from an electric roller door.







































# Agents Note, Location & Services

Agents Note: Other notable features of this wonderful home include increased ceiling height on both the ground floor and first floor, solar panels, wired internet, wired television, and USB ports in most rooms. Appliances include a double oven and grill, microwave, five-ring induction hob, dishwasher, fridge/freezer, and wine cooler. All bathrooms are fully tiled, and the three first-floor bathrooms include sensory lighting, as does the walk-in pantry. The property and garaging are finally complemented by an alarm system and CCTV.

Burgh Le Marsh is a charming and picturesque town on the outskirts of Skegness, offering a peaceful retreat while remaining conveniently close to local amenities. Enjoy the best of both worlds with easy access to beautiful countryside and the coastal attractions. The village itself offers Ofsted rated 'good' schooling, quaint shops, and a friendly community atmosphere.

Services: Mains electricity, water, septic tank system and oil central heating (underfloor heating downstairs)

Local Authority: East Lindsey District Council | Epc Rating: B | Council Tax Band : E

Sat Nav: PE24 5BW





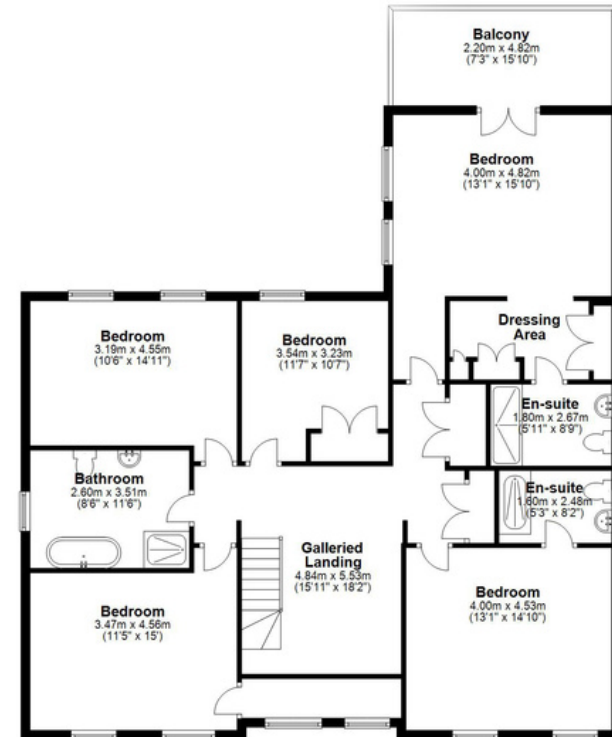
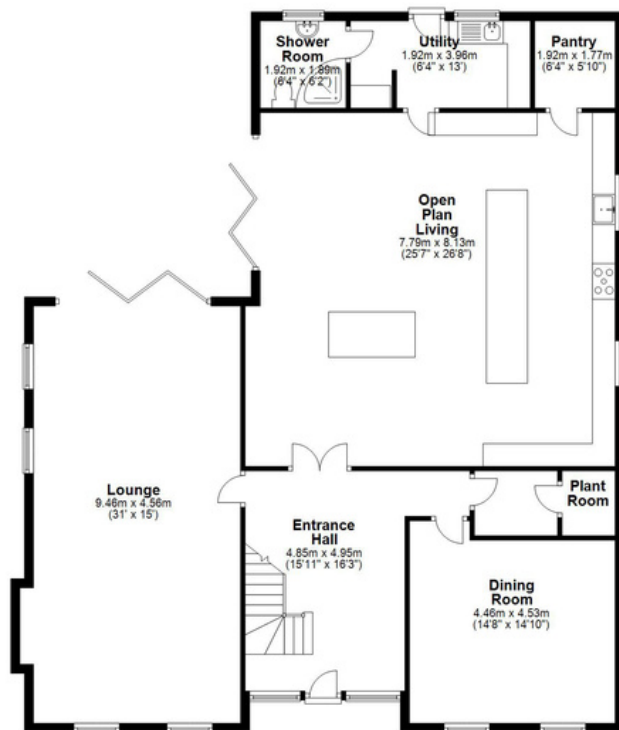
# WILDSHED LANE BURGH LE MARSH

GROUND FLOOR = 165.4 SQ M/ 1780.0 SQ FT

FIRST FLOOR = 141.0 SQ M/ 1517.4 SQ FT

GARAGE = 36.1 SQ M/ 388.1 SQ FT

TOTAL = 342.4 SQ M/ 3685.5 SQ FT





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National audience

*local knowledge*