Aird-Well

Burwell

MASONS

SINCE 1850

Aird-Well

Burwell, LN11 8PR

Spacious three-bedroom semi-detached home

Popular village location in Burwell

Two generous reception rooms

Modern fitted kitchen

Downstairs cloakroom/WC

Family bathroom with shower over bath

Extensive gravel driveway with parking for multiple vehicles

uPVC double glazing and modern gas central heating

A spacious and well-presented three-bedroom, semi-detached property, located in the popular village of Burwell. The property offers surprisingly spacious accommodation comprising entrance hall, WC, kitchen, sitting room/dining room and further lounge, while to the first floor are three generous bedrooms and family bathroom.Externally, the property benefits from extensive gravel driveway and low-maintenance rear garden. The property also benefits from uPVC double-glazed windows throughout, with up-to-date gas and electrical installations.

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Ground Floor

The property is accessed via a uPVC entrance door leading into a central hallway with stairs rising to the first floor and a door providing access to the cloakroom/WC.

The recently fitted kitchen is positioned to the right and offers a modern range of base and wall units with gloss cream doors, laminate work surfaces and matching upstands. There is ample space for a cooker and white goods, along with a fitted extractor hood.

To the front of the property is the spacious sitting and dining room, a bright and versatile reception area with windows to two aspects and a feature fireplace. A cupboard houses the Ideal Logic gas boiler, and there is also a useful understairs storage cupboard.

A door leads through to a further reception room, providing additional living space with a fireplace and windows to both the front and rear aspects. This room is well presented and decorated in neutral tones.

First Floor

The landing benefits from a rear-facing window and useful storage cupboards.

The principal bedroom is located at the front of the property and is a generous double with built-in wardrobes. Bedroom two is also positioned to the front and offers another spacious double bedroom.

Bedroom three is a good-sized single room with a side window and the added benefit of an adjoining space that could serve as a walk-in wardrobe, dressing area, home office or gaming room.

The family bathroom is fitted with a modern white suite comprising a low-level WC, wash hand basin and panelled bath with Triton electric shower above. Tiling is provided to all wet areas and there is a frosted window to the rear.

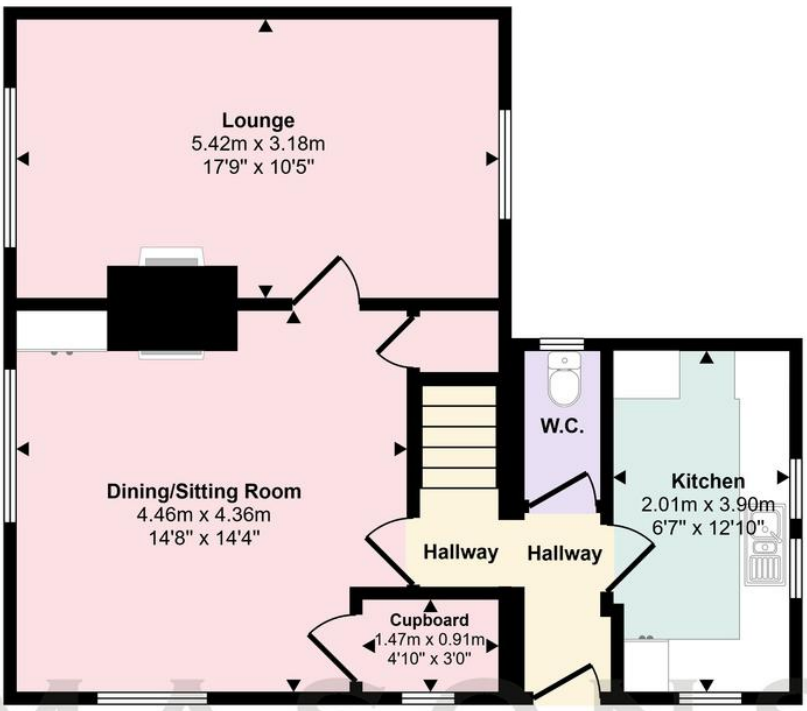
Outside

To the side of the property, is an extensive private gravel driveway providing off-road parking for multiple vehicles. The driveway continues into the rear garden.

The rear garden has been designed for low maintenance and is fully laid to gravel with fenced boundaries, offering plenty of space for outdoor seating, entertaining and al fresco dining.

To the front of the property there is an attractive, well-planted flower bed adding kerb appeal.

Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft

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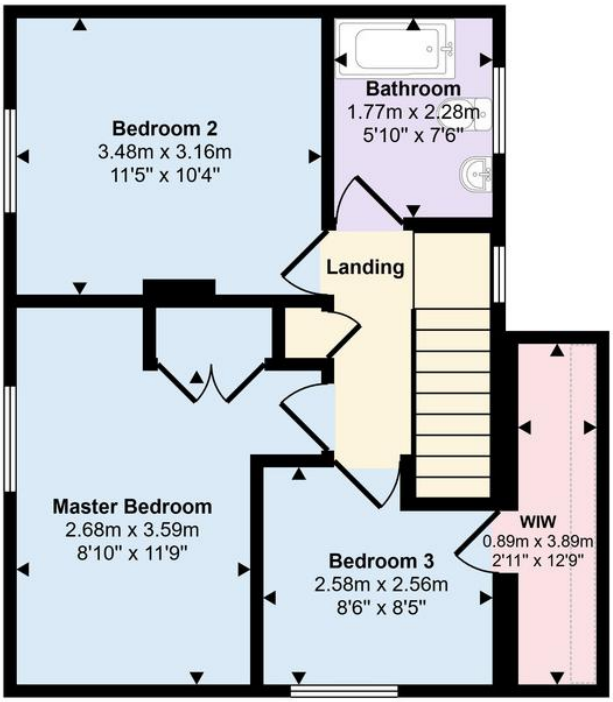


First Floor
Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

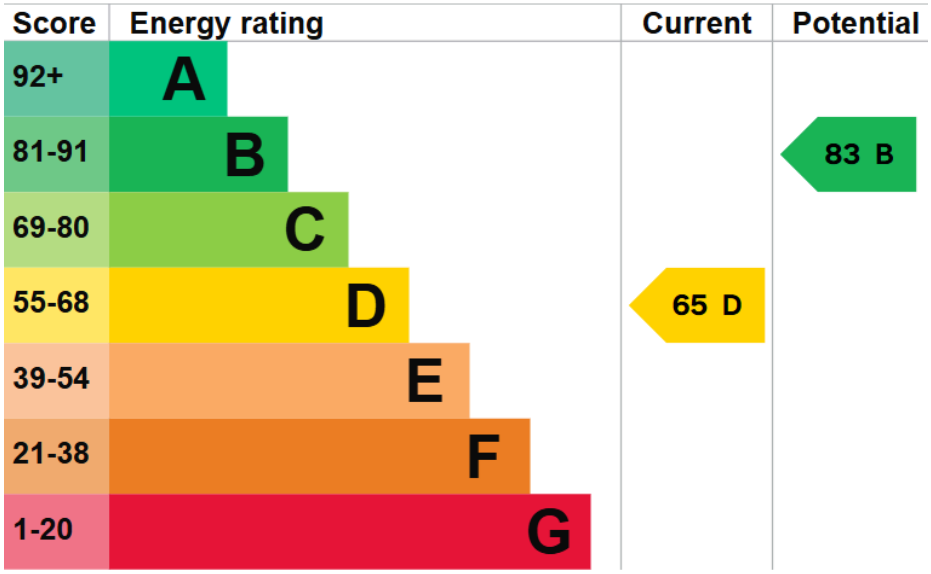
Burwell

Well-placed in the Wolds for travelling

Burwell village stands in a scenic area of the Lincolnshire Wolds There are some lovely country walks and bridleways across the Wolds and the market towns of Louth, Spilsby and Alford provide local facilities while the main business centres are in Lincoln, Grimsby and Boston.

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and private, shared drainage system located in a neighbouring property but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///rebounded.requires.forever

Directions

From Louth take the London Road south to the by-pass roundabout and then take the second exit south along the A16 road. Follow the road for around 5 miles to Burwell and upon entering the village look for the unusual shaped building “The Buttercross” on the left. The property is opposite on the right side accessed via the initially shared drive.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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