



**Coseway**  
Bratoft Lane, Burgh le Marsh, Skegness, Lincolnshire. PE24 5ER

**BELL**



## Coseway

Bratoft Lane, Burgh le Marsh

Coseway is a traditional family home, built in the inter-war period, enjoying attractive features whilst requiring a scheme of modernisation. Located in extensive lawned grounds with a single garage, host of mature trees, the property is situated to a corner position on the Western fringe of Burgh le Marsh – offering a variety of amenities such as supermarket, hairdressers, primary school, food outlets, pubs, doctors and good transport links to Skegness and Lincoln.

The accommodation comprises: sitting room, sun room, family room, lounge, kitchen, porch, pantry, side porch, utility, cloakroom, first floor landing, four bedrooms, bathroom and separate W/C.

Adjacent to the property is a **building plot** with frontage to Station Road, benefitting from outline planning permission for a single dwelling and detached garage.



### ACCOMMODATION

Entered to the rear through uPVC double glazed door to rear Porch with wood door to:

**Kitchen** having uPVC double glazed windows to side and rear aspects; range of storage units to base and wall levels. space and connections for under counter washing machine and dryer, AGA cooker. Wood effect flooring, full height cupboard housing floor standing Worcester boiler, ceiling light and power points. Door to pantry and door to:



**Lounge** having uPVC double glazed bay window to side aspect; Art Deco style wood fireplace, with stove to tiled firebox, wood flooring, carpeted spindle & balustrade staircase to first floor, ceiling beams and plate racks to walls, ceiling lights and power points. Wood glazed door to side porch and single glazed metal door to garden room. Door to:

**Family Room** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points. Wood glazed doors to:

**Sun Room** with uPVC double glazed French doors and full height windows to side aspect; tiled floor and ceiling light. Open to:

**Sitting Room** having uPVC double glazed windows to front and side aspects; carpeted floor, sink and drainer to roll edge worktop with storage units beneath, ceiling and wall lights and power points.

**Side Porch** with side entrance door, uPVC double glazed windows to front and rear aspects, built in under stairs storage space and ceiling light.

**Utility** with uPVC double glazed windows to side aspect; tiled floor, pedestal wash hand basin and ceiling light. Door to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, tiles to walls and floor and ceiling light.

### First Floor

**Gallery Landing** with uPVC double glazed windows to side aspect; wood flooring, built in cloak store, radiator, light to gallery vertice. Doors to first floor accommodation.

**Separate Toilet** with uPVC double glazed obscure window to side aspect; low level WC, vinyl flooring, tiled to half height to walls and ceiling light.

**Bathroom** having double glazed window to rear aspect; bath with Mira electric shower over, pedestal wash hand basin. Vinyl flooring, built in airing cupboard, tiles to half height to walls, heated towel rail and ceiling light.

**Bedroom** with uPVC double glazed windows to side and rear aspects; wood flooring, radiator, pedestal wash hand basin and ceiling light, door to narrow storage space.

**Bedroom** with uPVC double glazed bay window to side aspect; wood flooring, radiator, wash hand basin and ceiling light.





**Bedroom** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, door to corner storage unit, pedestal wash hand basin and ceiling light.

**Bedroom** with uPVC double glazed window to front aspect; wood flooring, pedestal wash hand basin, door to corner storage unit, radiator and ceiling light.

### **OUTSIDE**

The property is approached to the front through a five bar vehicle gate and down a long driveway, providing ample parking for multiple vehicles and continuing to the semi-detached **Single Garage**.

The gardens are laid to lawn with mature flowerbeds throughout, circling the property and with hedged boundaries. Pedestrian paths lead from the front and side.

### **BUILDING PLOT**

Fenced off to the rear is a grass paddock with frontage onto the main road, a potential building plot which is available at an asking price of **£100,000**. Mature trees to the borders and a domed, metal garage to the rear, the plot has planning for "Outline erection of 1no. dwelling and detached garage. (with the means of access to be considered)."

**Further details can be found via East Lindsey District Council: reference S/023/00351/24.**

**East Lindsey District Council – Tax band: TBC**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

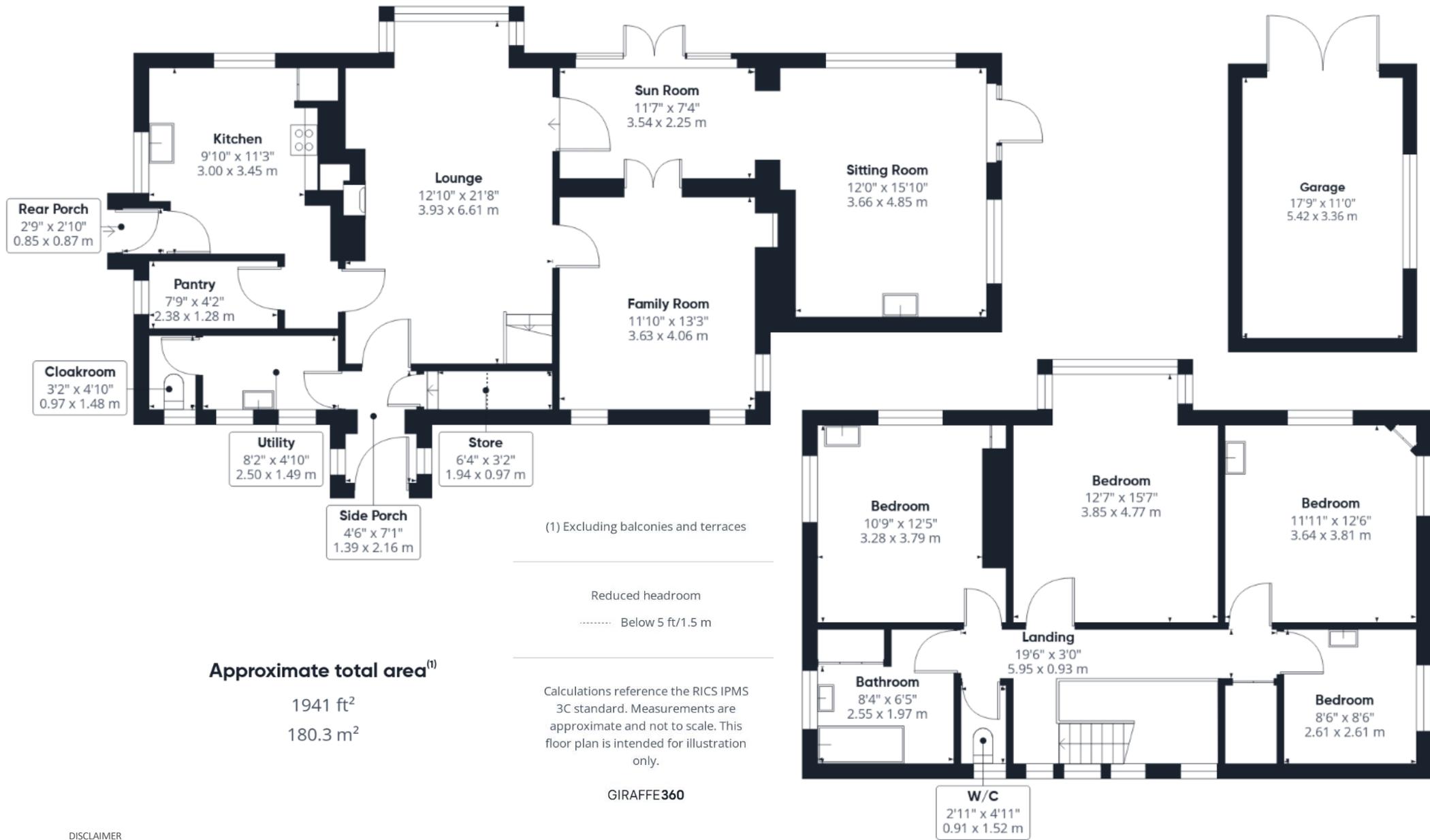
**VIEWING:** By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 6.2.2026







**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY  
 Tel: 01507 522222  
 Email: horncastle@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

