



CHOICE PROPERTIES

Estate Agents

Iringa Hanby Lane,
Welton-Le-Marsh, PE23 5TA

Price £575,000



It is an absolute pleasure for Choice Properties to bring to the market this immaculately presented and most spacious four bedroom detached house standing on a generous plot of approximately 1.75 acres (STS). Situated in the quiet residential village of Welton-le-Marsh within close proximity to both the historic market town of Alford and the ever sought after seaside resort of Skegness, this special property boasts a well maintained interior, integral double garage, ample off road parking and the all important land to the rear; so is one not to be missed. Early viewing is most certainly advised!

The abundantly light and bright accommodation benefits from uPVC double glazing throughout, an oiled fired central heating system, and comprises:

Entrance Hall

17'2" x 9'10"

Front composite door leading into the entrance hall; featuring a storage cupboard with railing (measuring 2'07" x 3'07"), a telephone point, stairs to the first floor, wall lighting and doors leading to:

Reception Room

21'9" x 12'9"

Light and airy reception room benefiting from a bay window to front aspect, and fitted with bi-folding doors to the rear garden and bi-folding doors to the conservatory, a log burning stove set in a feature surround with a wooden mantle and a TV aerial.

Conservatory

18'4" x 10'7"

Featuring triple aspect windows, double opening 'French' doors to the garden, tiled flooring, two radiators and a polycarbonate roof.

WC

Fitted with a WC with dual flush button, hand wash basin with mixer tap; built into vanity and a 'Manrose' extractor fan.

Dining Room

9'1" x 12'3"

Fitted with three wall lights and providing ample space for a dining table.

Kitchen/Dining Room

14'4" x 12'3"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, four ring 'Hotpoint' hob with extractor hood over, double electric 'Indesit' oven, integrated dishwasher, integrated fridge, tiled splashbacks, ample space for a dining table and a telephone point.

Lobby

With doors to:

Garage

20'5" x 16'9"

Double electric doors, power and lighting, telephone point, side frosted uPVC window and the garage also houses the floor standing 'Worcester' oil fired boiler.

Boot Room

6'7" x 7'2"

With tiled flooring, space for a freestanding chest freezer, space for a freestanding fridge/freezer, opening to the utility room, inset spot lighting and an uPVC door to the garden.

Utility Room

6'8" x 4'9"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, tiled splashbacks and tiled flooring.

Outside Store

6'8" x 4'2"

With lighting.

Landing

Featuring two 'Velux' style windows, a double storage cupboard, an airing cupboard housing the hot water cylinder, access to the loft and doors leading to:

Bedroom 1

12'1" x 12'9"

Spacious double bedroom with a built in double wardrobe with railing, TV aerial, telephone point, double aspect windows; including a bow window to side aspect and open views across the fields to front aspect and a door leading to the en-suite shower room.

En-suite Shower Room

5'6" x 7'2"

Fitted with a four piece suite comprising a shower cubicle with electric 'Mira Sport' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, bidet with mixer tap, part tiling to the walls, 'Dimplex' wall heater, 'Manrose Gold' extractor fan and a 'Velux' style window.

Bedroom 2

6'7" x 16'4"

Spacious double bedroom benefiting from double aspect windows and fitted with a TV aerial and a telephone point.

Bedroom 3

12'11" x 11'0"

Spacious double bedroom.

Bedroom 4

6'1" x 12'2"

Fitted with a telephone point and benefiting from views over the open fields to front aspect.

Bathroom

7'4" x 13'4"

Fitted with a four piece suite comprising a panelled bath tub with mixer tap, shower attachment and electric 'Mira Sprint' shower over, pedestal hand wash basin with mixer tap, WC with dual flush button and bidet with mixer tap, part tiling to the walls, tiled flooring, 'Velux' style window, 'Dimplex' wall heater and a 'Manrose' extractor fan.

Driveway

Expansive driveway laid with shingle to providing off road parking for multiple vehicles.

Garden/Land

The property stands proud upon a generous plot, measuring approximately 1.75 acres (STS). The plot is mainly laid to lawn with fencing to the boundaries, with the addition of a paved patio seating area coming from the reception room area of the house. To the centre of the plot you will find a fish posh. Throughout the garden you will find a lovely variety of well established shrubs and trees as well as some raised beds, displaying an array of plants and shrubs too. The garden also features a greenhouse, two useful timber sheds and an old timber stable, which is now just used as an outside store.

Tenure

Freehold.

Viewing arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

Opening hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

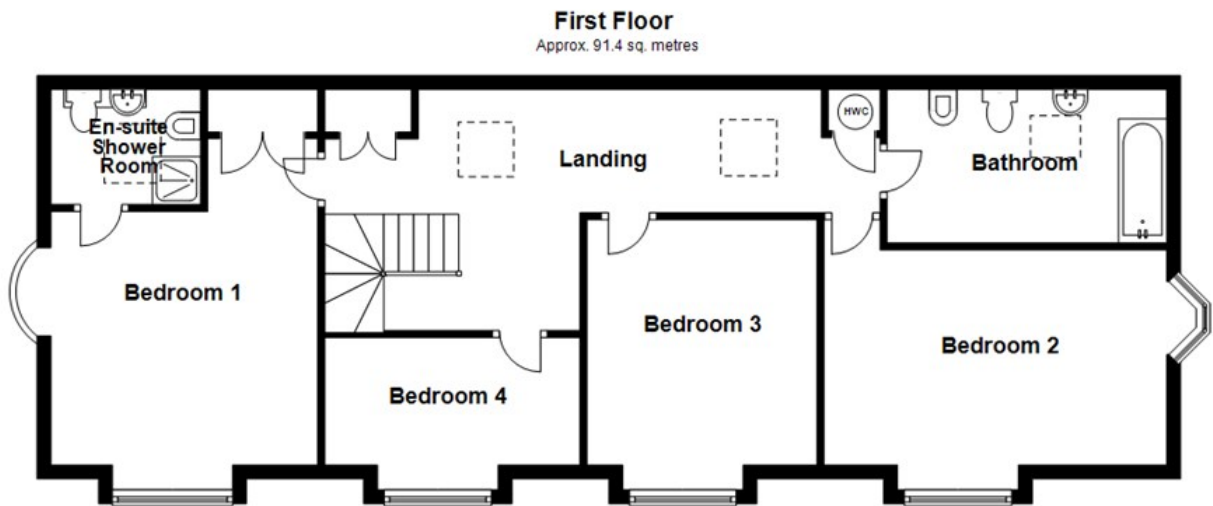
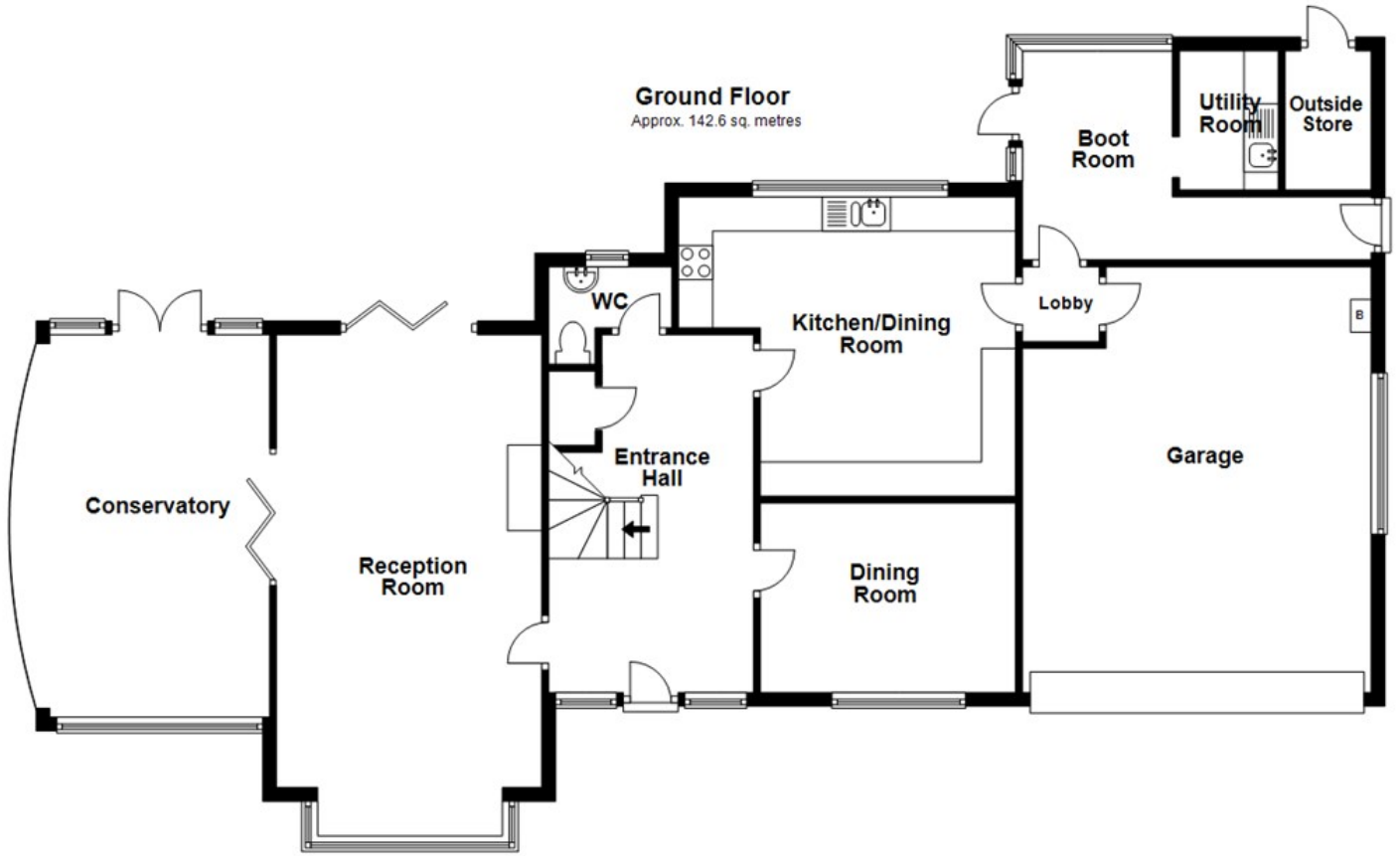
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Total area: approx. 234.0 sq. metres

Directions

Please use the postcode PE23 5TA to navigate to the property.

