



# CHOICE PROPERTIES

*Estate Agents*

Church Gate Mill Lane,  
Welton-Le-Marsh, PE23 5SY

Price £350,000



Welcome to 'Church Gate', this charming semi-detached house located on Mill Lane in the picturesque village of Welton-Le-Marsh, Spilsby. This property boasts a recent renovation, offering a perfect blend of modern amenities while retaining its traditional charm.

This most spacious property offers two reception rooms, ideal for entertaining guests or simply relaxing with your family. The property features four well-appointed bedrooms, providing ample space for a growing family or accommodating guests. Further benefitting from a spacious garden, this property is perfect for enjoying the outdoors!

Situated in a village location, you'll enjoy the peace and quiet of rural living while still being within easy reach of local amenities. Originally constructed as two cottages, the property now provides spacious family living accommodation and the optional to easily split the property for extended family. This impressive property is certainly not one to be missed!

Benefitting from oil fired central heating and uPVC double glazing, this characterful internal accommodation comprises:

### **Kitchen**

14'11" x 11'11"

Extending to 19'9" into the bay window. Front entrance door and bay window to the front aspect. Fitted with handmade bespoke units by Murdoch Troon with oak work surfaces over, twin bowl ceramic sink unit with mixer tap over, cooker point with extractor over. Space for dining table and chairs and space for seating in the bay to enjoy the view of the garden. Multifuel stove set in feature surround. Tiled flooring.

### **Hall**

5'7" x 6'3"

Staircase to first floor landing. Under stairs cupboard.

### **Pantry**

5'7" x 7'3"

Fitted with work surface with space underneath. Built in fridge/freezer and space for dishwasher.

### **Reception Room**

11'5" x 14'3"

Log burning stove set in brick feature surround with wooden mantle. Tiled flooring. TV aerial point.

### **Sitting Room**

11'5" x 15'6"

Tiled flooring. Brick feature fireplace surround with wooden mantle.

### **Hall**

5'7" x 6'8"

Staircase to first floor landing.

### **Utility**

6'7" x 9'10"

Fitted with wooden work surfaces with space for appliances underneath. Plumbing for a washing machine. Modern, efficient oil fired 'Worcester' boiler.

### **Shower Room**

5'7" x 7'1"

Fitted with shower enclosure with electric 'Triton' shower over, hand wash basin and wc. Part tiled walls and tiled flooring.

### **Landing**

Doors to:

### **Bedroom 1**

12'0" x 11'11"

Spacious double bedroom. Dual aspect windows. Loft access. Superb wooded aspect and garden views.

### **Bedroom 2**

10'7" x 14'3"

Spacious double bedroom. Spot lighting.

### **Bedroom 3**

10'7" x 13'11"

Spacious double bedroom. Loft access.

### **Landing**

Door to:

## **Bedroom 4**

6'5" x 9'4"

Currently used as a dressing room.

## **Bathroom**

6'5" x 7'8"

Fitted with three piece bathroom suite comprising 'P' shaped panelled bath with mains fed shower over, hand wash basin set in vanity unit and dual flush wc.

## **Driveway**

Wide driveway providing ample off road parking for several cars and caravan.

## **Garden**

This impressive property benefits from spacious, well stocked mature gardens of approximately 1/2 acre (sts) which feature mature specimen trees. This impressive garden features a chicken pen, fish pond, two large new sheds and well fenced boundaries. The first shed measures 21' X 20' and benefits from double doors to the front and rear, power, lighting and water. The second shed measures 18' X 12' and benefits from double doors, power and lighting. Two outside taps. Two electric hook up points. Timber pagoda, paved patio area, secluded and private sun trap. New oil tank and base.

## **Location**

Located in Welton Le Marsh, you will enjoy a quiet rural atmosphere

## **Tenure**

Freehold.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00am - 5.00pm  
Saturday 9.00am - 3.00pm

## **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

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.







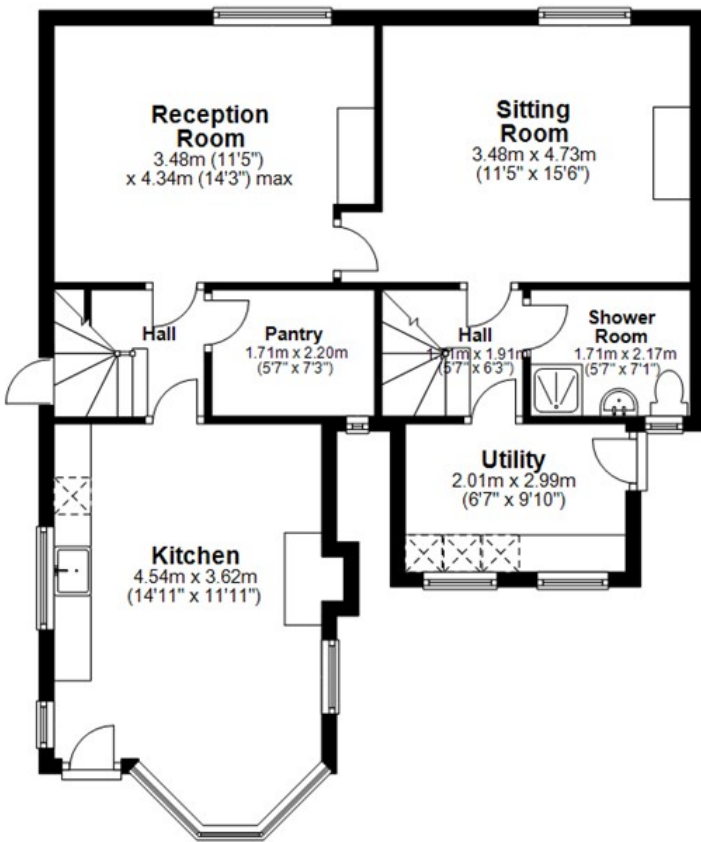




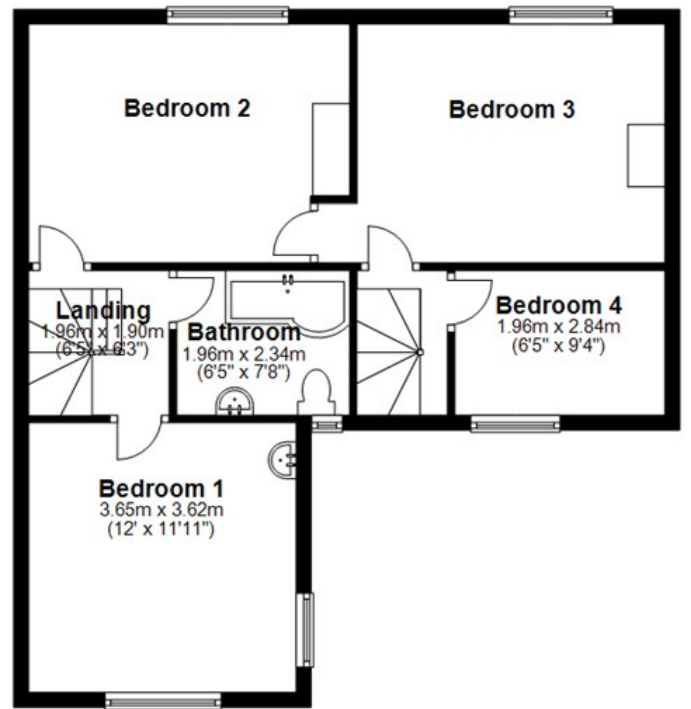




**Ground Floor**



**First Floor**



# Directions

From our Alford office head south along South Street and onto Willoughby Road (B1196) continue along this road through Mawthorpe and then into the village of Willoughby itself. Continue through Willoughby and follow B1196 until you reach The Wheel Inn on your right-hand side, and veer right onto Mill Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

