



# CHOICE PROPERTIES

*Estate Agents*

Rose Lea Hanby Lane,  
Spilsby, PE23 5TQ

Price £229,950



It is a pleasure for Choice Properties to bring to market this beautiful two bedroom detached bungalow situated on Hanby Lane in the beautiful village of Welton Le Marsh. The bungalow boasts a capacious interior which features two double bedrooms, a living/dining area, a kitchen, and a family bathroom. To the exterior, the property benefits from a wonderfully presented front and rear garden, a driveway with space for several vehicles, and a detached brick built single garage. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

### **Hallway**

3'0 x 19'11

Internal doors to all bedrooms. Radiator. Power points. Composite entrance door. Access to partially boarded loft via loft hatch with pull down loft ladder. Storage cupboard housing the hot water tank.

### **Living/Dining Area**

11'6 x 20'8

Spacious living/dining room space with dual aspect uPVC windows. Two radiators. Space for dining room table. Power points. Telephone points. Tv aerial point.

### **Kitchen**

8'10 x 12'10

Fitted with a range of wall and base units with work surfaces over. One and a half bowl ceramic sink with chrome mixer tap and drainer. Space for range cooker with extractor hood over. Part tiled walls. Plumbing for washing machine. Space for fridge freezer. Built in storage cupboard housing oil fired boiler. Consumer unit and meters in box unit. Radiator. Power points. Large uPVC window to rear aspect.

### **Bedroom 1**

11'11 x 9'5

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

### **Bedroom 2**

11'10 x 9'10

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

### **Bathroom**

6'3 x 6'11

Fitted with three piece suite comprising of a panelled bath with electric shower over, a pedestal wash hand basin, and a push flush wc. Fully tiled walls. Fully tiled flooring. Frosted uPVC window to rear aspect. Wall mounted storage cabinet. Radiator.

### **Garage**

Single detached garage fitted with power and lighting. Window to side aspect. Pedestrian access door to side. Up and over garage door.

### **Garden**

The property benefits from both a front and a rear garden. The front garden is laid to lawn and is guarded to the front by a row of mature plants, trees, and shrubs that bring life and colour to the garden. The rear garden is fully enclosed with a mix of hedging and fencing to the perimeter and is predominantly laid to lawn. The rear garden features various outbuildings such as a greenhouse and a timber garden shed. Similarly to the front garden, the rear garden is home to a plethora of mature plants, trees and shrubs which flood the garden with colour. The oil tank and septic tank are also found in the garden space.

### **Driveway**

Soft tarmac driveway with car port which provides off the road parking for multiple vehicles.

### **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**

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

## **Opening Hours**

Monday - Friday 9:00am - 5:00pm  
Saturday 9.00am - 3.00pm

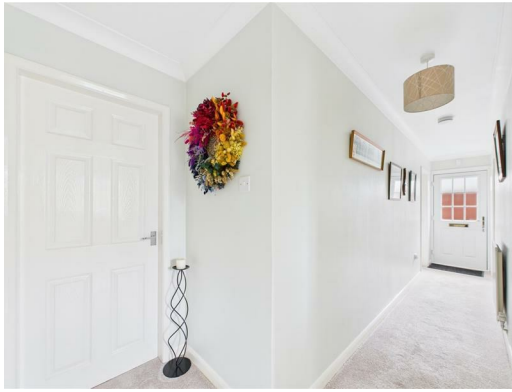
## **Making An Offer**

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.

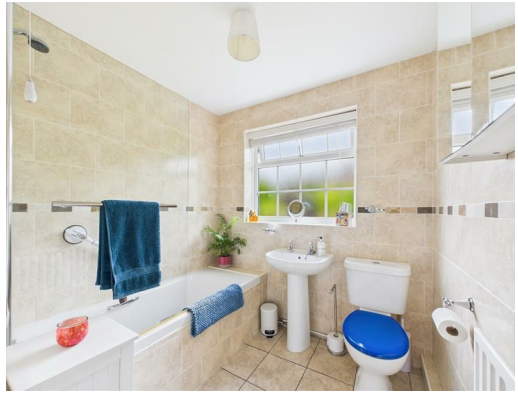
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.



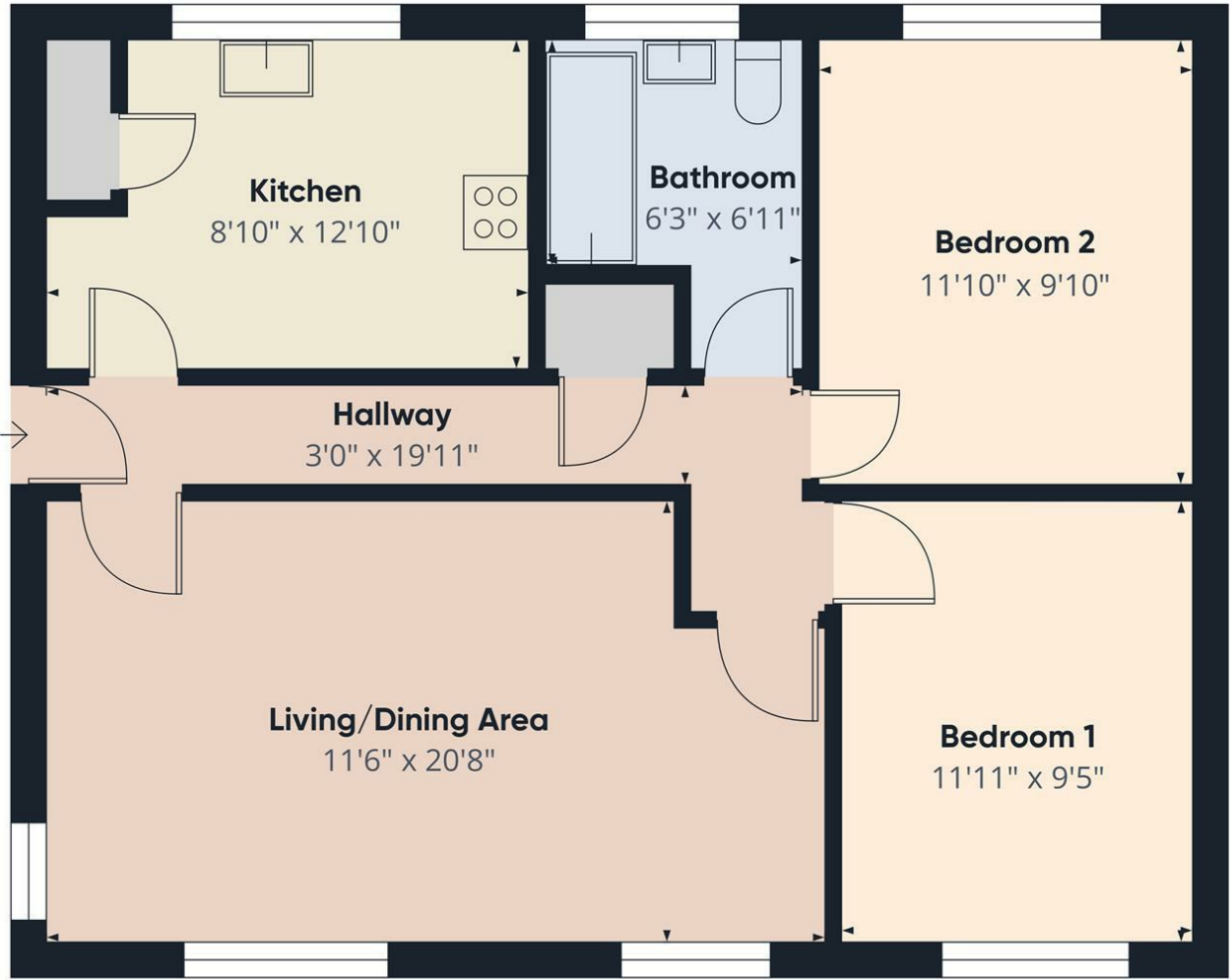












Approximate total area<sup>m</sup>  
713 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Alford office head south along the B1196 for 5.5 miles into the village of Welton Le Marsh and you will find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-60) D			
(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			84
(81-91) B			
(69-80) C			
(55-60) 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	

