



# CHOICE PROPERTIES

*Estate Agents*

Welbeck Main Road, Welton-Le-Marsh,  
Spilsby, PE23 5TA

Price £235,000



It is a pleasure for Choice Properties to offer for sale this impressive detached two bedroom bungalow occupying an ideal position in the sought after village of Welton-Le-Marsh. This well presented property boasts a high quality finish throughout and is surrounded by well tended gardens. Early viewing is certainly advised to avoid missing out!

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

#### **Entrance Hall**

uPVC entrance door. Radiator. Storage cupboard.

#### **Reception Room**

Light and airy reception room with bow window to the front aspect. TV aerial point. Radiator.

#### **Kitchen**

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl ceramic sink unit and drainer with mixer tap over, integrated oven and four ring induction hob with extractor over. Space for freestanding fridge-freezer. Radiator. Part tiled walls.

#### **Rear Hall**

Doors to:

#### **Utility Room**

Fitted with wall units and work surfaces. Plumbing and space for dishwasher, washing machine and dryer. 'Worcester' oil fired boiler.

#### **Sitting Room**

TV aerial point. Radiator.

#### **Bedroom 1**

Spacious double bedroom. Radiator.

#### **Bedroom 2**

Spacious double bedroom. Radiator.

#### **Bathroom**

Fitted with stylish three piece suite comprising panelled bath tub with shower over, hand wash basin with mixer tap and dual flush wc. Heated towel rail. Part tiled walls. Tiled flooring.

#### **Garden**

To the rear of the property is a low maintenance, paved patio area which overlooks trees and a stream to the rear. To the front and side of the property are well tended gardens which are laid to lawn and feature an array of trees, shrubs and bushes.

#### **Driveway**

Providing off road parking.

#### **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 B.

## **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.

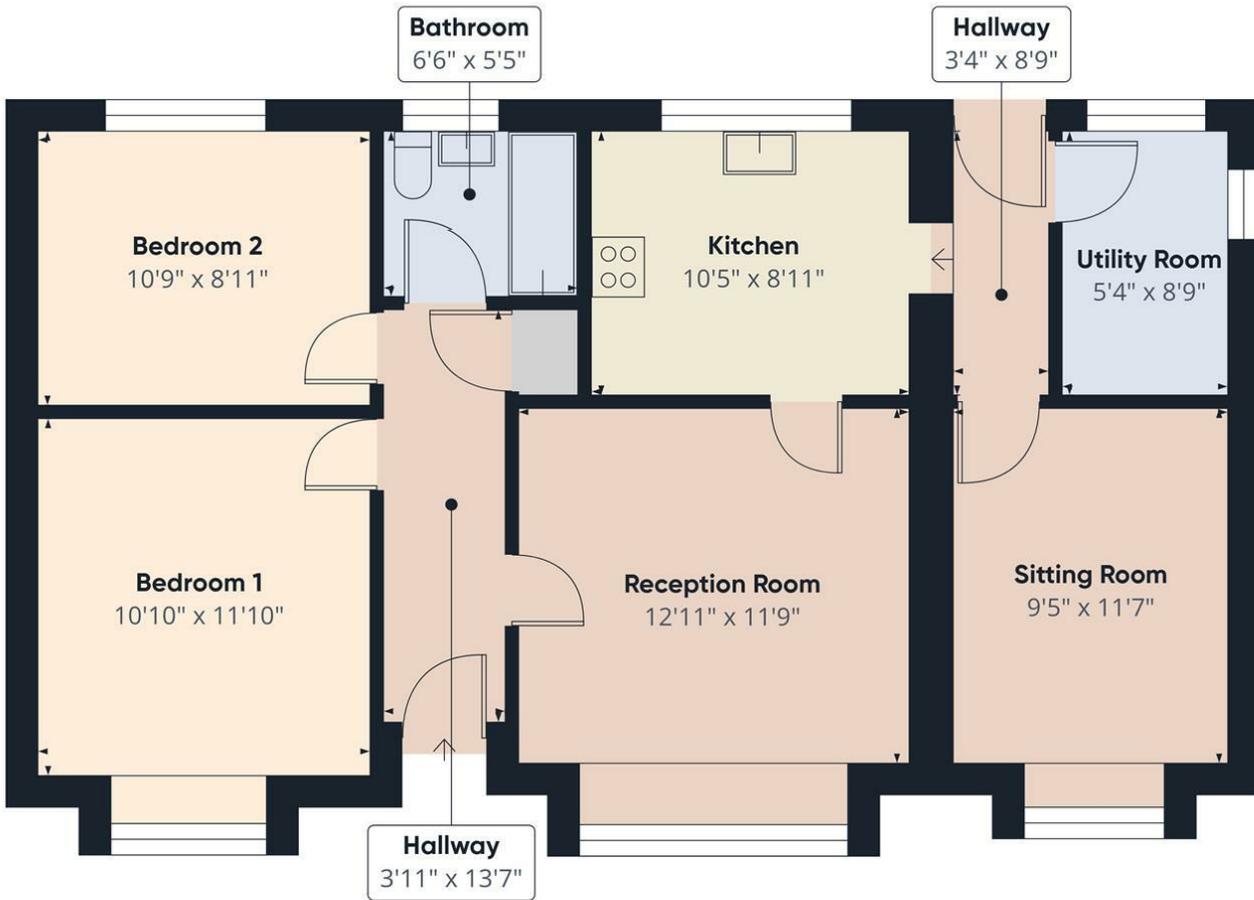
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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>  
773 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			
(81-91) B			
(69-80) C			
(55-68) 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			
(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	

