



# CHOICE PROPERTIES

## *Estate Agents*

Keiberdale Hanby Lane,  
Spilsby, PE23 5TA

Price £239,950



Choice Properties are delighted to bring to the market this generously sized two bedroom detached bungalow situated on Hanby Lane located in the sought after countryside village of Welton Le Marsh. The property features large double glazed windows throughout which provide bright and airy internal rooms which include two double bedrooms, a spacious living room, a kitchen, and a family bathroom. To the exterior, the property benefits from being situated on a corner plot which provides the property with a wrap around garden, two detached garages including a pull through garage, and driveway space for several vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

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

### **Entrance Hall**

7'4 x 4'10

Fitted with a uPVC entrance door. Dual aspect uPVC windows. Radiator. Double opening doors to hallway.

### **Hallway**

15'3 x 6'6

Internal doors to all rooms. Two built in storage cupboards fitted with shelving and clothes rails. Telephone point. Power point.

### **Living Room**

15'5 x 16'9

Large living room with dual aspect uPVC windows. Electric fireplace with tiled hearth and stone surround. Two radiators. Power points. Tv aerial point.

### **Kitchen**

11'10 x 9'10

Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for range cooker. Plumbing for washing machine. Space for under counter fridge freezer. Part tiled walls. uPVC window to rear aspect. Power points. Radiator. Airing cupboard housing the hot water tank. Door to rear porch. Oil boiler in box unit.

### **Rear Porch**

4'9 x 2'11

With uPVC window to three aspects. uPVC external door leading to garden.

### **Bedroom 1**

13'1 x 11'6

Spacious double bedroom with large uPVC window to front aspect. Plethora of fitted wardrobe space. Radiator. Power points.

### **Bedroom 2**

10'11 x 11'10

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

### **Bathroom**

7'4 x 8'1

Fitted with a three piece suite comprising of a double ended panelled bath with shower cubicle over, a wash hand basin set over vanity unit, and a push flush wc. Fully tiled walls. Access to loft via loft hatch. Base units with work surfaces over. Radiator. Frosted uPVC window to side aspect.

### **Garage**

16'0 x 11'3

Detached brick built pull through single garage with electric roller doors to either side. Vaulted ceilings. Power and lighting. uPVC window to side aspect.

### **2nd Garage**

Detached timber built single garage.

## **Garden**

Situated on a corner plot, the property benefits from a wrap around garden that is filled with mature plants, trees, and shrubbery which flood the garden with life and colour. The garden is predominantly laid to lawn but features stone footpaths that link various parts of the garden together. The garden is enclosed with a mix of fencing and hedging to the perimeter. The garden is also home to the oil tank, septic tank, and a greenhouse. The garden also has the further potential for a building plot to be placed on its grounds.

## **Driveway**

The property benefits from two separate driveways both with hardstanding which together can house several 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.

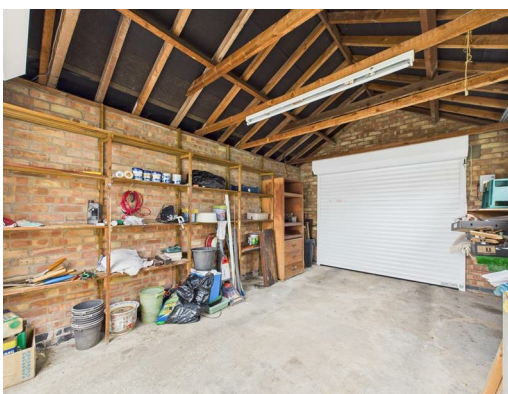
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.















Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1095 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 when you head round the bend on your right hand side.

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

