



Beck Lane, Welton-Le-Marsh, , PE23 5SZ

- STUNNING LOCATION with FAR reaching countryside VIEWS on a GENEROUS PRIVATE 0.28 ACRE plot (sts)
- VERY SPACIOUS 432 sq ft detached DOUBLE GARAGE as well as a WORKSHOP (both with light and power), EXTRAORDINARY PARKING including for CARAVAN/MOTORHOME if required
- VERY DESIRABLE cul-de-sac lane LOCATION on the boundary of the Lincolnshire WOLDS, a designated AREA of OUTSTANDING NATURAL BEAUTY and in a VILLAGE with its own PUBLIC HOUSE and parish CHURCH
- VAULTED ceiling DINING ROOM with OAK flooring and FOURTH RECEPTION/ ANNEX kitchen diner, both with FRENCH doors to patio and rear garden
- Upstairs BATH and SHOWER room, downstairs SHOWER room and en-suite SHOWER WET room
- FIVE bedrooms, FOUR receptions, THREE bathrooms, detached FARMHOUSE with self contained ANNEX POTENTIAL, and a LIMITED 'upward CHAIN'
- FRONT, SIDE and REAR, ESTABLISHED PRIVATE GARDENS, ALL with those VIEWS, a rear garden EXTENSIVE full width PATIO, and side garden DECKING to the SUMMER HOUSE (having power)
- LOUNGE and even larger SECOND RECEPTION room, both dual aspect and having a WOOD BURNER
- Soft closure fitted KITCHEN with SMEG RANGE cooker (that includes double oven, separate grill and 5 ring induction hob), double glazed GLASS ROOF UTILITY/BOOT room

Guide Price £400,000



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DESCRIPTION

In a stunning location with far reaching countryside views on a generous and private 0.28 acre plot (sts), this is a five bedroom, four reception, three bathroom, detached farmhouse (with self contained annex potential) and a very spacious 432 sq ft detached double garage as well as a workshop (both with light and power), and extraordinary parking including for caravan/motorhome if required, also having front, side and rear, established private gardens, all with those views, a rear garden extensive full width patio, and side garden decking to the summer house (having power).

In a very desirable cul-de-sac lane location that is on the boundary of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty and in a village with its own public house and parish church, and there is only a LIMITED 'upward CHAIN'.

It also benefits from UPVC double glazing including French and patio doors, composite front door, UPVC fascias, central heating with annually serviced Worcester boiler, and is offered freehold.

The property consists of lounge and even larger second reception room, both dual aspect and having a wood burner, vaulted ceiling dining room with oak flooring and fourth reception/annex kitchen diner, both with French doors to the patio and rear garden, soft closure fitted kitchen with Smeg range cooker (that includes double oven, separate grill and 5 ring induction hob), double glazed glass roof utility/boot room room, upstairs bath and shower room, downstairs shower room and en-suite shower wet room, three upstairs double bedrooms (including dual aspects and exposed wooden floors), and two downstairs bedrooms (one currently used as an office). The self contained annex potential is for variations of the downstairs bedrooms and shower rooms.

Welton le Marsh is a pleasant rural village on the edge of the picturesque Lincolnshire Wolds within easy driving distance of the coast and very well serviced historic market towns including Spilsby.





Beck Lane, Welton-le-Marsh, Spilsby, PE23

Approximate Area = 1893 sq ft / 175.8 sq m
 Workshop = 113 sq ft / 10.4 sq m
 Garage = 432 sq ft / 40.1 sq m
 Total = 2438 sq ft / 226.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1123511

Viewings

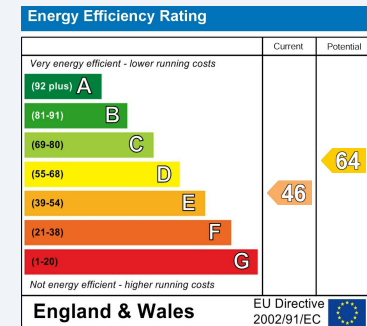
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

