



Rose Lea, Hanby Lane, Welton-Le-Marsh, PE23 5TQ



Freehold

£245,000



Key Features

- Detached bungalow
- Two double bedrooms
- Lounge/diner & kitchen
- Driveway, car port & garage
- Enclosed rear garden
- Oil central heating
- Wolds village location
- EPC rating D





A detached bungalow set in the peaceful Wolds village of Welton-Le-Marsh. Having well presented accommodation comprising: entrance hall, lounge/diner, fitted kitchen, two double bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a car port, garage and enclosed rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, built-in airing cupboard housing hot water cylinder with shelving and access to loft space with ladder.

LOUNGE/DINER

6.34m x 3.50m (20'10" x 11'6")

Having two windows to front elevation, further window to side elevation, coved ceiling, two radiators and television aerial & telephone connection points.

KITCHEN

4.03m x 2.70m (13'2" x 8'11")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in cupboard housing oil fired boiler providing for both domestic hot water & heating.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over.

Work surface return with space for electric cooker, cupboards under, cupboards & extractor over.



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BEDROOM ONE

3.64m x 3.02m (11'11" x 9'11")

Having window to rear elevation, coved ceiling, radiator and television aerial connection point.

BEDROOM TWO

3.63m x 2.87m (11'11" x 9'5")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

2.68m x 2.07m (8'10" x 6'10")

Having window to rear elevation, radiator, tiled walls and tiled floor. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with borders. A rubber crumb driveway provides off-road parking and extends down the side of the property where there is a car port and access to the:

GARAGE

5.38m x 2.36m (17'7" x 7'8")

Having up-and-over door, window & service door to side, light and power.

REAR GARDEN

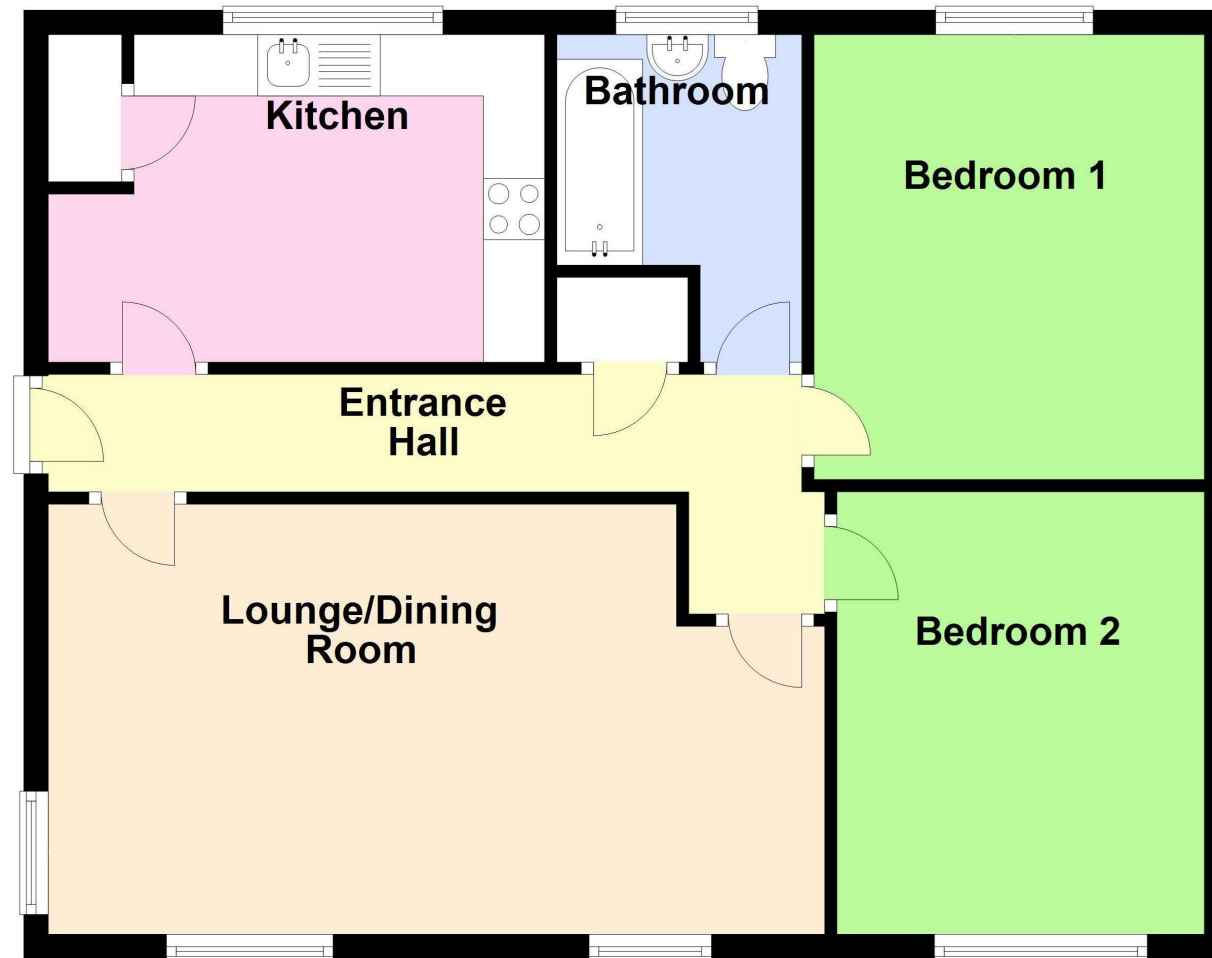
Having a shaped lawn with borders, concrete area with greenhouse, rockery, garden shed and oil storage tank.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band B.



Floorplan



Total area: approx. 69.4 sq. metres (746.9 sq. feet)

VIEWING

By appointment with Newton Fallowell -
telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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